



1 Laurel Close
Bury St Edmunds, Suffolk IP28 8LN
£270,000

shires
residential

1 Laurel Close, Bury St Edmunds, Suffolk IP28 8LN

A deceptively spacious three bedroom semi detached bungalow standing at the entrance to a cul de sac. The property is presented to a good standard throughout and offered for sale with the benefit of no onward chain.



Part glazed UPVC entrance door opens to

The garage up and over door is currently inoperable as this has been plaster boarded from the inside.

ENTRANCE HALL

Cupboard housing Worcester oil fired boiler. Further storage cupboard. Further linen cupboard.

BEDROOM ONE

15'3 x 8'8 (4.65m x 2.64m)

With a range of fitted wardrobes. Window to side.

BEDROOM TWO

9'3 x 9'2 (2.82m x 2.79m)

Window to side.

BEDROOM THREE

Window to side.

LOUNGE/DINING ROOM

18' x 15'3 (5.49m x 4.65m)

A spacious room with fire place housing wood burning stove, standing in a stone surround. Laminate flooring. Access to conservatory and kitchen.

CONSERVATORY

15' x 8' (4.57m x 2.44m)

Of UPVC construction with double doors opening to garden.

KITCHEN

11' x 9'3 (3.35m x 2.82m)

Fitted range of base units and drawers with work surfaces over the three sides, stainless steel sink with mixer tap and tiled splashback. A range of free standing appliances. Door and window to rear.

BATHROOM

Modern white suite comprising bath, separate shower, low level WC and vanity wash basin.

OUTSIDE

The garden is mainly situated to the rear of the property with paved patio area adjacent to the kitchen, opens to mainly lawned garden with a selection of shrubs and plants. Oil storage tank. Personal door to garage.

GARAGE

16'6 x 8'2 (5.03m x 2.49m)

With light and power connected. UPVC door and window to side.

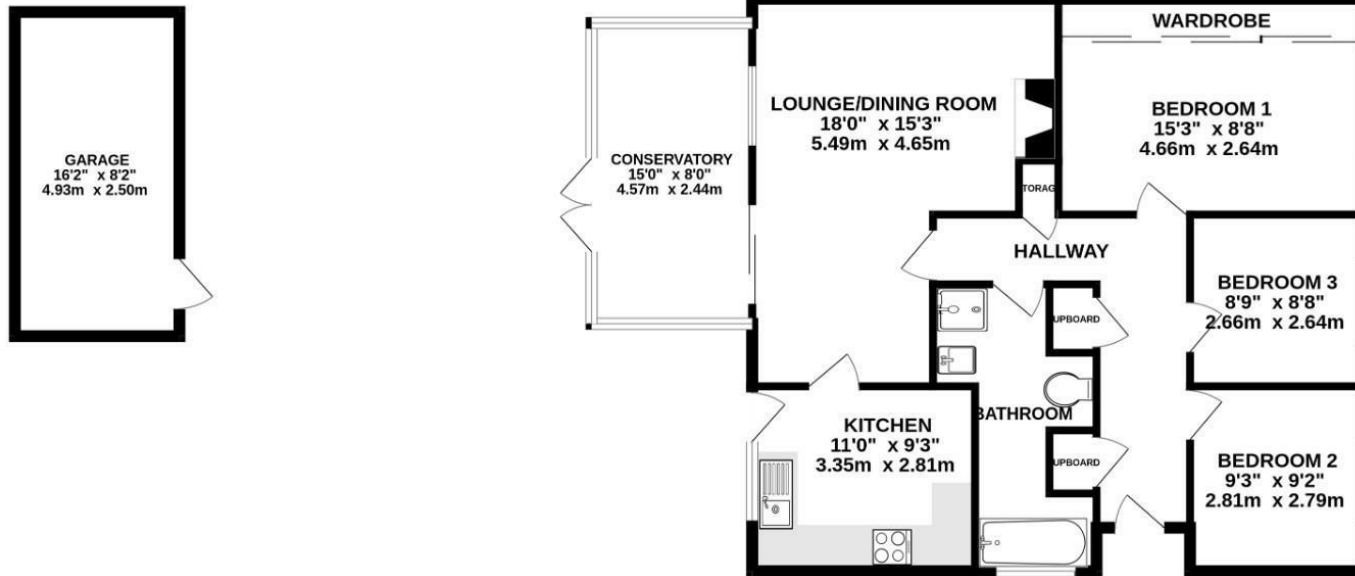
To the front of the garage is a driveway for one car.

AGENT'S NOTE





GROUND FLOOR 1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	