



83 Westley Road
Bury St. Edmunds, Suffolk IP33 3RU
Offers In Excess Of £400,000

marshall buck
& casson

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Marshall Buck & Casson are delighted to offer for sale this extended 1930's semi detached home located in a highly sought after location on the Western side of town, with two reception rooms and three double bedrooms. In brief the accommodation comprises of Entrance Hall, Sitting Room, a beautiful open plan Kitchen/ Dining Room, second Sitting Room, three Double Bedrooms, Family Bathroom and separate W.C. The property sits on a good size corner plot with off road parking as well as garage. Also benefiting from attractive features including bay windows, wood burning stoves, picture rails and a stylish extended kitchen/ dining/ family room with bi-folding doors leading into the rear garden.

We would highly recommend a viewing of this property to fully appreciate the stylish and well laid out accommodation on offer as well as its desirable location.



ENTRANCE PORCH

Entrance door opening into the spacious entrance hall.

ENTRANCE HALL

Stairs rising to the first floor; two useful under stairs storage cupboards housing the Baxi gas fired boiler installed in 2018; doors in to the kitchen and sitting room.

SITTING ROOM

12'9" x 12' (3.89m x 3.66m)

A charming bay window to front aspect; a feature wood burning stove set on a slate hearth.

KITCHEN/ DINING ROOM

19' x 17'3" maximum measurement (5.79m x 5.26m maximum measurement)

Narrows to 7'4". A light and airy open plan room with window to side aspect; two Velux windows; bi-fold doors leading out to the rear terrace and garden. A stylish quality kitchen designed and installed by Suffolk Kitchens with an extensive range of matching wall and floor mounted units with a wooden worktop covering; inset one and half bowl sink and drainer with mixer tap over; integral dishwasher; space and plumbing for washing machine; space for four ring oven; extractor fan; space for upright fridge freezer; large opening into the family room.

FAMILY ROOM

12'6" x 11' (3.81m x 3.35m)

A feature wood burning stove set on a brick hearth; door leading into the entrance hall.

ON THE FIRST FLOOR

Window to side aspect.

LANDING

Loft access; doors to the bathroom; separate W.C. and three double bedrooms.

BEDROOM ONE

12'9" x 11' (3.89m x 3.35m)

An attractive bay window to front aspect; tiled fireplace (not in use).

BEDROOM TWO

12'7" x 11' (3.84m x 3.35m)

Window to rear aspect; built in double cupboard; tiled fireplace (not in use).

BEDROOM THREE

8'3" x 7'4" (2.51m x 2.24m)

Window to front aspect.

FAMILY BATHROOM

Frosted window to rear aspect; suite comprising of panel bath with mains shower and screen, pedestal wash hand basin with splash back tiling; extractor fan; tiled walls.

SEPARATE W.C.

Part tiled walls; low level w.c, frosted window to side aspect.

OUTSIDE

The property sits on a good size corner plot and benefits from off road parking for two vehicles and leads up to a generous single garage. The front garden has been landscaped for ease of maintenance with beds and borders and enclosed by a low red brick wall. A side gate gives access to the rear garden with a large patio area; two separate lawned areas; a wooden decked area; beds and borders; enclosed by wooden panel fencing.

GARAGE

15'2" x 8'8" & 7'9" x 7'9" (4.62m x 2.64m & 2.36m x 2.36m)

A large garage split into two sections. The first section has power and light connected; steps and a door into the second section with power and light connected.

BURY ST EDMUNDS

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational,

recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities, including the new Arc shopping centre. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

LOCAL AUTHORITY

West Suffolk Council

COUNCIL TAX BAND

Tax Band D

SERVICES

Mains services are connected including gas, water, electricity and drainage.

TENURE

For sale FREEHOLD with vacant possession upon completion.

VIEWINGS

By appointment with the Sole agents Marshall Buck & Casson tel: 01284 705505.



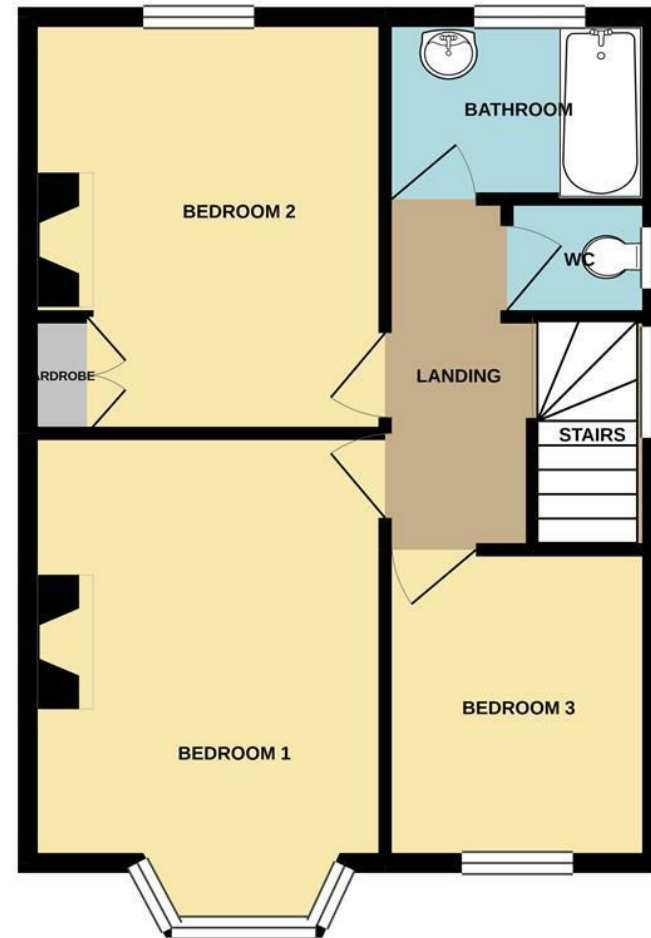


GROUND FLOOR



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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1ST FLOOR



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