Clarke Philips

Estate Agents & Property Management







£1,385 Per Month

8 MASON GARDENS | BURY ST EDMUNDS | IP28 8PH

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Situated in the popular village of West Row, this well-presented two-bedroom detached home offers comfortable and spacious accommodation throughout, together with ample off-road parking and an attractive landscaped rear garden.

The accommodation comprises a welcoming lounge, a spacious kitchen/diner providing plenty of room for everyday dining and entertaining, two generously sized bedrooms and a modern first-floor family bathroom.
Outside, the property benefits from a generous driveway providing ample off-road parking, together with a former single garage which has been converted to provide a versatile additional room, ideal for use as a home office, hobby room or gym.

To the rear is a beautifully maintained, landscaped garden featuring a lawn, established planting and paved seating areas, providing an attractive space for outdoor dining and relaxation.

Entrance Hall
Stairs to first floor, part glazed door to side aspect.

Kitchen/Dining Room 14'4" x 10'1" (4.37m x 3.08m)
Spacious kitchen diner with two windows to rear aspect, wide selection of fitted wall and base units. Electric cooker with extractor over, Stainless steel sink with mixer tap. Plumbing for washing machine, space for fridge and freezer. Tiled splash backs and floor, radiator and oiler fired combi boiler.

Living Room 14'4" x 10'4" (4.38m x 3.17m)
Window to front aspect, feature fireplace (currently not used, radiator, under stairs storage cupboard.

Landing
Loft access, stairs to ground floor.

Bedroom 1 14'4" x 10'6" (4.39m x 3.22m)
Large spacious double bedroom with window to front aspect and radiator.

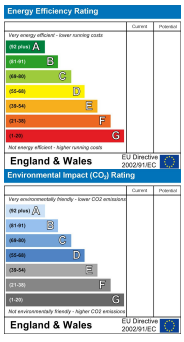
Bedroom 2 10'2" x 8'1" (3.11m x 2.47m)
Window to rear aspect, laminate floor and built in storage cupboard. Radiator.

Bathroom
White bathroom suite comprising of panel bath with shower over, low level WC, and pedestal sink, part tiled walls and tiled floor, extractor, radiator and window to rear aspect.

Garage
Single garage with up an over door, power and light. Large driveway with ample off road parking.

Garden
Front: Off road parking, mainly laid to lawn, with shrubs and UPVC oil tank. Rear: Enclosed private south facing garden with lawn area with raised brick flower beds and various shrubs. Steps to raised patio and decking area with large pergola, perfect for entertaining on a summers evening.

Directions



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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.