



5 Westgarth Gardens, Bury St. Edmunds

Guide Price £375,000

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5 Westgarth Gardens

Bury St. Edmunds

- Much sought after residential area
- Good sized living room
- Kitchen/breakfast room
- Bathroom and en-suite
- uPVC sealed unit glazing, gas central heating
- Garage and off road parking
- Attractive landscaped gardens

An attractive detached chalet-style home offering bright, well-proportioned accommodation and an excellent opportunity for those looking to downsize without compromising on space.

The ground floor includes an entrance hall with storage, fitted kitchen with room for a dining table, family bathroom and a generous sitting room with open fireplace and patio doors to the garden. Upstairs are two double bedrooms, one with an en-suite shower room, together with substantial built-in storage.

A particular feature is the good-sized plot, with space to the side offering excellent potential to extend or create additional accommodation, subject to the necessary consents. Well maintained and neutrally presented throughout, the property occupies a sought-after position on the western side of Bury St Edmunds.



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Hallway

9' 3" x 4' 9" (2.83m x 1.44m)

A spacious hallway with a built in cupboard, a staircase to the first floor and access to the kitchen and living room.

Living room

21' 10" x 12' 3" (6.65m x 3.74m)

A superb reception space with a dual aspect providing lots of natural light. Glazed doors to the garden and a central open fireplace.

Kitchen / diner

10' 10" x 10' 2" (3.31m x 3.11m)

Fitted with a ranges of cupboards and worktop surfaces. Ample appliance space and room for a table. Door to the outside.

Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

With a classic white suite including bath, toilet and wash hand basin

Rear Lobby

Landing

8' 11" x 4' 9" (2.72m x 1.45m)

A lovely light landing area giving access to both bedrooms

Bedroom 1

14' 4" x 11' 9" (4.37m x 3.57m)

A generously proportioned double room with built-in double wardrobe.

Bedroom 2

10' 11" x 9' 7" (3.32m x 2.92m)

Another very comfortable double bedroom with the benefit of a built-in wardrobe and an en-suite shower room.

En Suite Shower

Outside



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snrnb peas, together with paved patio areas positioned to the side

Outside

Outside To the front, a driveway provides off-road parking for two to three vehicles and is complemented by a single garage. The front garden is attractively landscaped with a lawn and mature shrub borders.

The enclosed rear garden has been thoughtfully designed and is mainly laid to lawn with well-stocked flower and shrub beds, together with paved patio areas positioned to the side and rear, providing ideal spaces for outdoor dining and entertaining.

Agents Notes

Agents Note EPC Rating - C

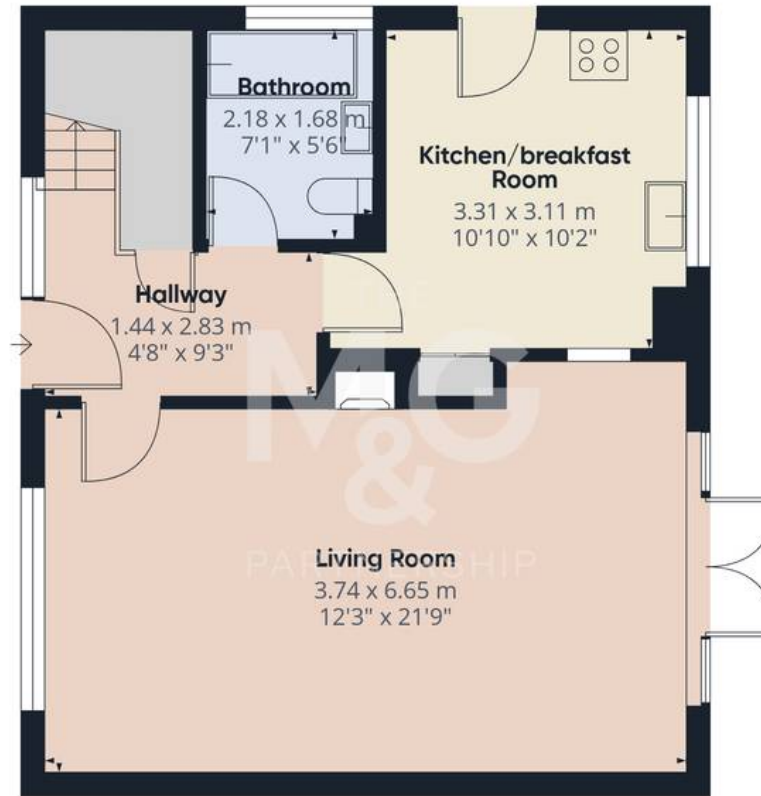
Council Tax - D (West Suffolk)

All main services connected

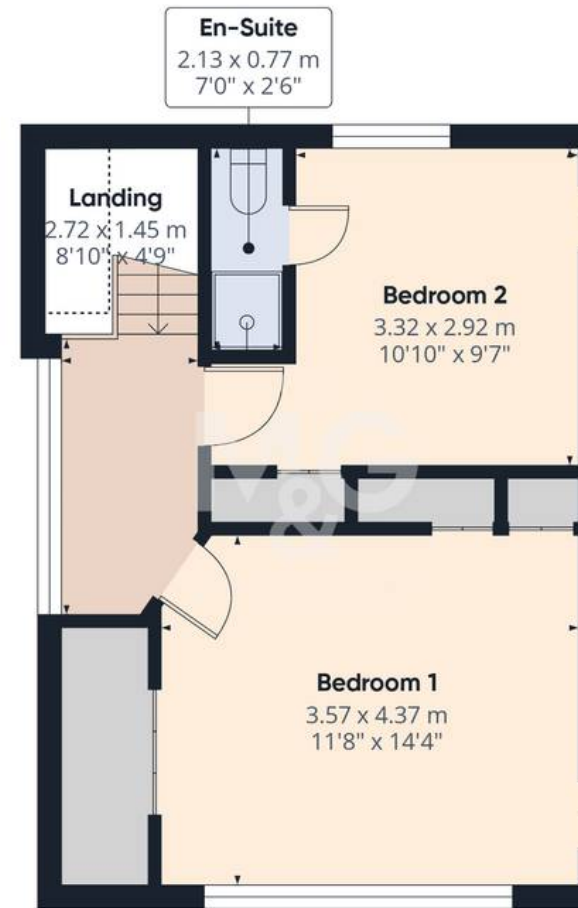
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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