



15 Waits Close, Bury St. Edmunds

Guide Price £325,000

THE
M&G
PARTNERSHIP



15 Waits Close

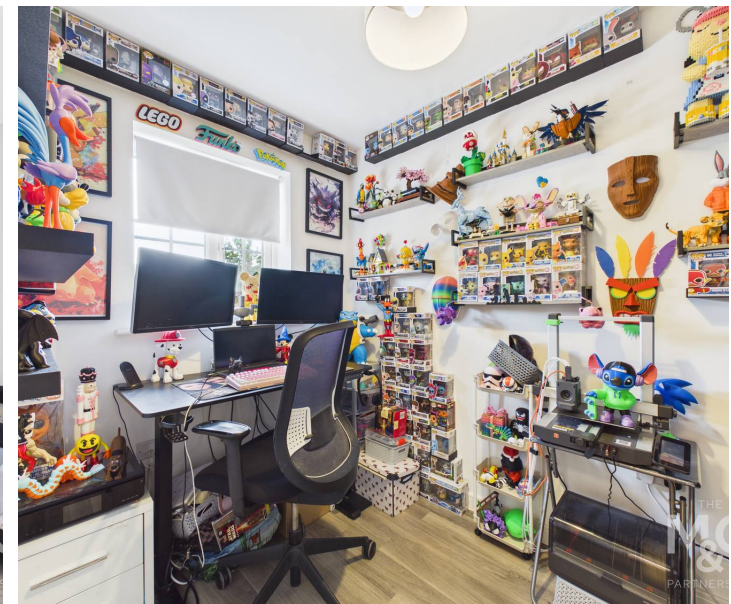
Bury St. Edmunds

- Spacious, Three Bedroom Townhouse
- Tandem Parking For Two Vehicles
- Ground Floor Study / Office
- Sizeable Kitchen-Diner Overlooking Rear Garden
- Three Double Bedrooms
- Cloakroom, Bathroom, Jack & Jill En-Suite
- NHBC Warranty - 6 Years Remaining
- Fantastic For A Range Of Buyers

A spacious three-bedroom semi-detached townhouse, built by Bellway Homes in 2022 and situated on the ever-popular Marham Park development, with around six years remaining on the NHBC warranty.

Arranged over three floors, the property offers a well-planned modern layout including an entrance hall, study/home office, cloakroom and a bright kitchen/dining room with integrated appliances, useful understairs storage and views over the rear garden. The first floor provides a well-proportioned lounge and a large double bedroom with Jack and Jill en suite shower room, while the top floor includes two further double bedrooms and a family bathroom.

Outside, the rear garden has been improved with an extended patio and artificial lawn for easy maintenance, with gated access to tandem parking for two vehicles.



Interested? Call Us On
01284 755526

Entrance Hall

3' 5" x 12' 5" (1.04m x 3.78m)

Kitchen-Diner

13' 0" x 19' 11" (3.97m x 6.07m)

A galley-style kitchen area with ample low and eye level units and integrated appliances, before opening into the dining area, bathed in natural light and overlooking the private rear garden.

Office/Study

6' 2" x 8' 7" (1.87m x 2.62m)

The office / study can be found overlooking the front of the property, with the cloakroom found adjacent

Cloakroom

2' 11" x 4' 11" (0.89m x 1.51m)

Landing

3' 7" x 10' 7" (1.08m x 3.23m)

Bedroom 1

12' 11" x 8' 8" (3.94m x 2.65m)

A large double room complete with a Jack & Jill en-suite, fitted with a walk-in shower, wc, basin and radiator.

Living Room

13' 1" x 8' 9" (3.99m x 2.67m)

Jack & Jill Bathroom

6' 3" x 4' 6" (1.90m x 1.37m)

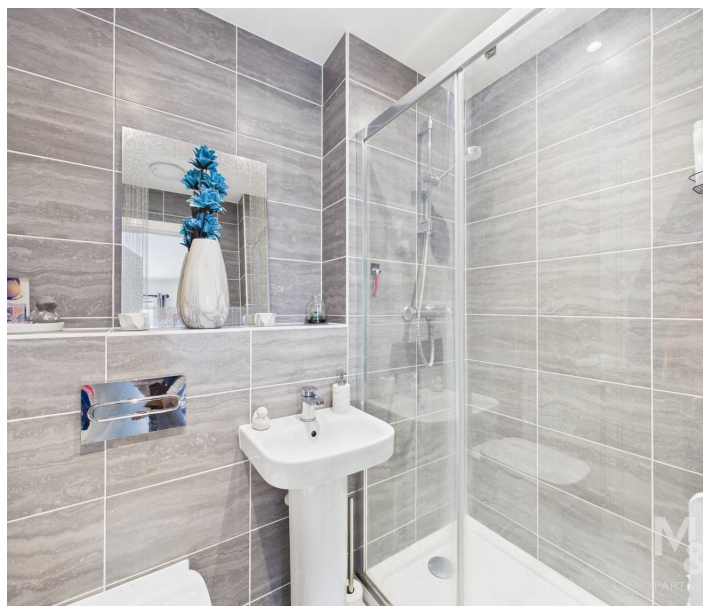
Second Floor Landing

3' 4" x 7' 3" (1.02m x 2.20m)

Bedroom 2

13' 1" x 10' 2" (3.98m x 3.10m)

The top floor offers two further double bedrooms, one with fitted storage, separated by the family bathroom, complete with wc, basin and shower-over-bath.



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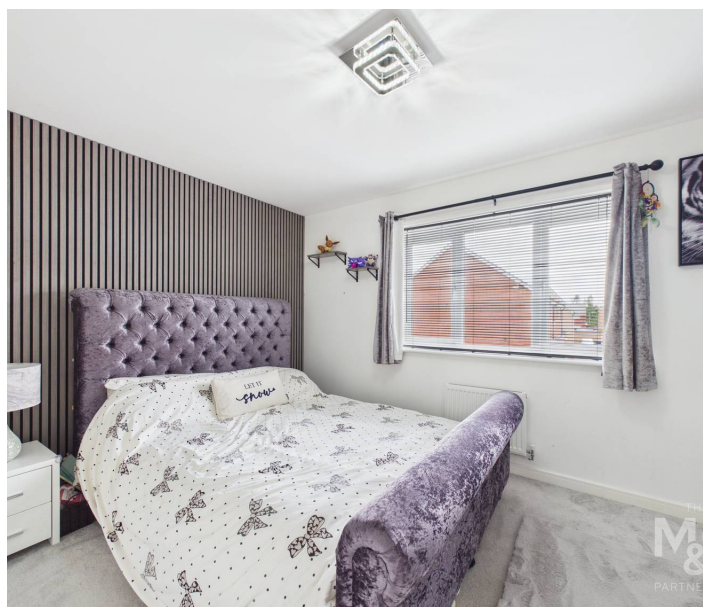
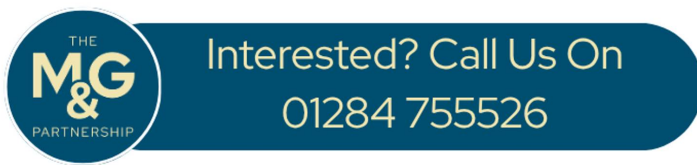
Second Floor Landing

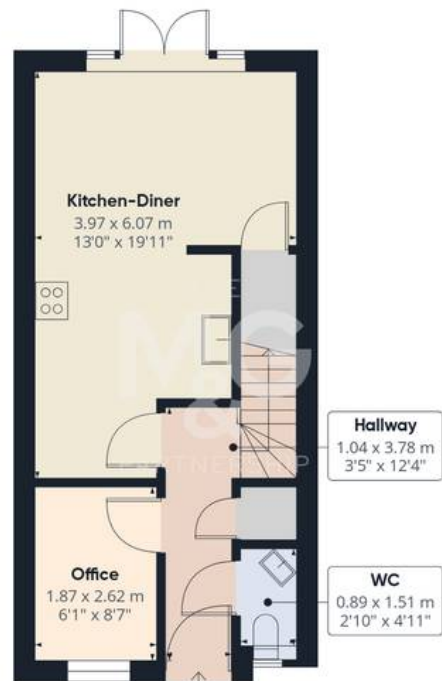
3' 4" x 7' 3" (1.02m x 2.20m)

Bedroom 2

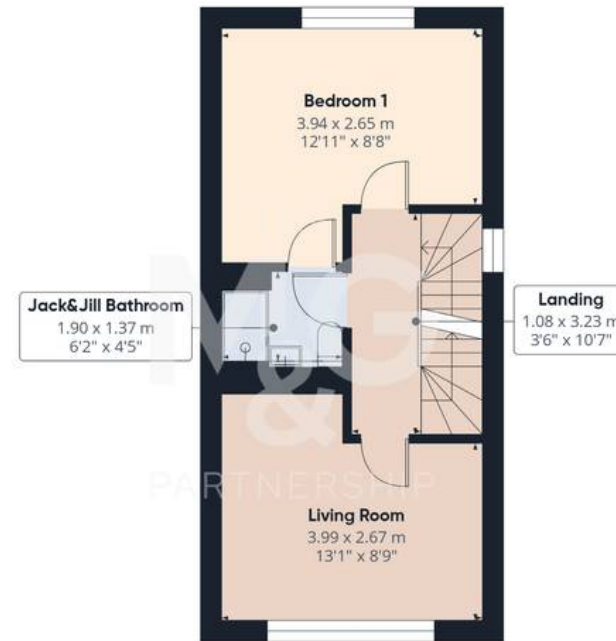
13' 1" x 10' 2" (3.98m x 3.10m)

The top floor offers two bedrooms, one with fitted wardrobes, one with a double wardrobe, complete with wc, basin and shower-over-bath.





Floor 0



Floor 1



Floor 2



For more details about this property, or any of the many superb homes we currently have available, please get in touch.

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