

29 Winsford Road, Bury St. Edmunds

Guide Price £475,000

THE M&G PARTNERSHIP

29 Winsford Road

Bury St. Edmunds

- Attractively presented modern detached house
- Occupying a popular and well served location
- Entrance hall, cloakroom, kitchen/diner
- Spacious reception room, large conservatory
- Four good sized bedrooms, en-suite, shower
- Large summer house, enclosed gardens, garage
- Gas central heating, uPVC glazing, Part air conditioning
- CHAIN FREE - Early viewing advised

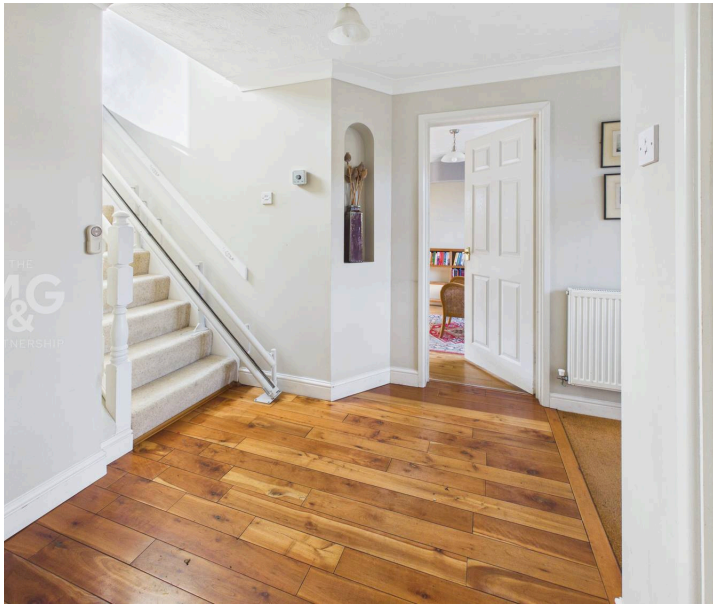
Ticking every box! - Occupying an exceptionally popular and well-served location, within easy reach of the town and local amenities, this well-presented modern detached family home is offered with NO UPWARD CHAIN.

The well-proportioned accommodation includes an entrance hall with cloakroom, a dual-aspect sitting room with French doors opening onto the garden, and a dual-aspect kitchen/dining room. A large conservatory with underfloor heating and air conditioning offers extra living space. Upstairs are four bedrooms, the principal bedroom enjoying an en-suite shower room.

Outside are enclosed gardens, a single garage and a detached timber-framed summerhouse, ideal for a variety of uses. Further benefits include gas central heating, UPVC double glazing and partial air conditioning.

As properties in this area rarely stay on the market for long, an early internal inspection is highly recommended.







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Entrance Hall
A spacious hallway with a staircase to the first floor. There is currently a stair lift installed, which will be removed unless the buyer wishes for it to stay.

Cloakroom

Living Room
19' 5" x 10' 7" (5.93m x 3.23m)
A generously proportioned reception room with a dual aspect, including French doors to the garden and a central fireplace. (gas fire currently disconnected)

Kitchen /Diner
23' 2" x 9' 6" (7.07m x 2.89m)
Another bright dual aspect room with space for a good dining table and a range of cupboards and worktop surfaces. Ample appliance space and walk in in under stair cupboard. Built in oven, hob and hood. Door to conservatory.

Conservatory
11' 3" x 8' 11" (3.42m x 2.71m)
A sizable conservatory/sun room which doubles as a separate dining room.

Landing
A spacious landing area with a large arched window flooding the area with natural light.

Bedroom 1
10' 8" x 10' 3" (3.25m x 3.13m)
With fitted wardrobes with sliding mirrored doors.

En-Suite Shower
En suite shower room adapted to a wet room for easier access.

Bedroom 2
Another very comfortable double room.

Bedroom 3
9' 8" x 7' 2" (2.94m x 2.19m)
With a built-in cupboard.







Bedroom 2
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Bedroom 3
9' 8" x 7' 2" (2.94m x 2.19m)
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Bedroom 4
10' 2" x 6' 11" (3.09m x 2.12m)

Family Bathroom
The bathroom has been converted into a shower room.

Home Office/Summer House
13' 6" x 13' 6" (4.12m x 4.12m)
A superb timber framed outbuilding which is large enough for a variety uses such as home office, gym or studio.

Garage
17' 2" x 8' 11" (5.23m x 2.73m)
With light and power connected, rear courtesy door.

Outside
To the front of the property is a lawned garden and drive providing parking and access to the garage. A side access leads to the enclosed rear gardens. The rear gardens enjoy a south west facing aspect and afford a good degree of privacy. They have been professionally hard landscaped for ease of maintenance and are planted with a variety of mature shrubs.

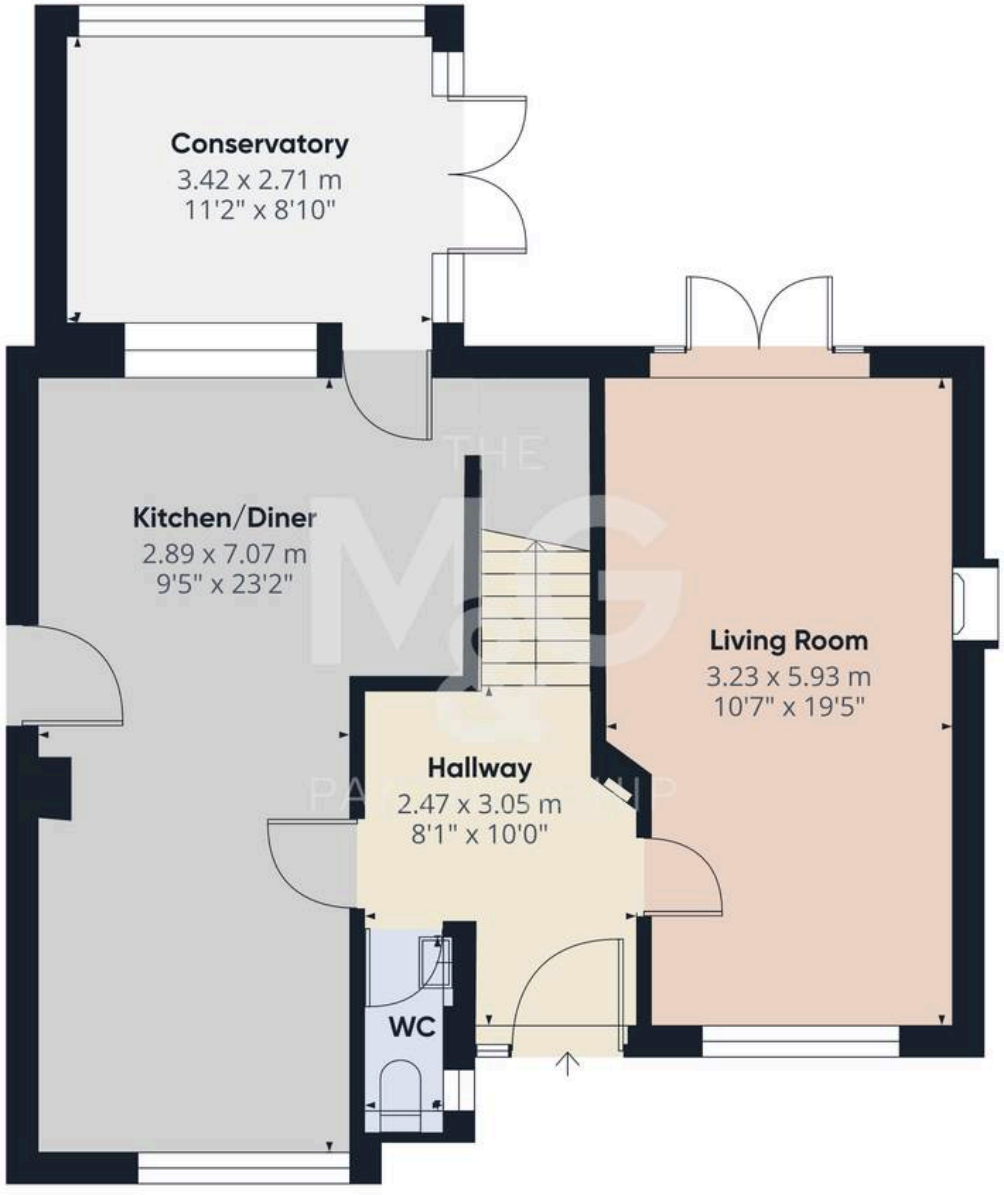
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Agents Note
Council Tax - Band D - Services - All main services are connected - Energy performance rating - D - Broadband - Ofcom states ultrafast is available - Mobile - Ofcom states all providers are likely

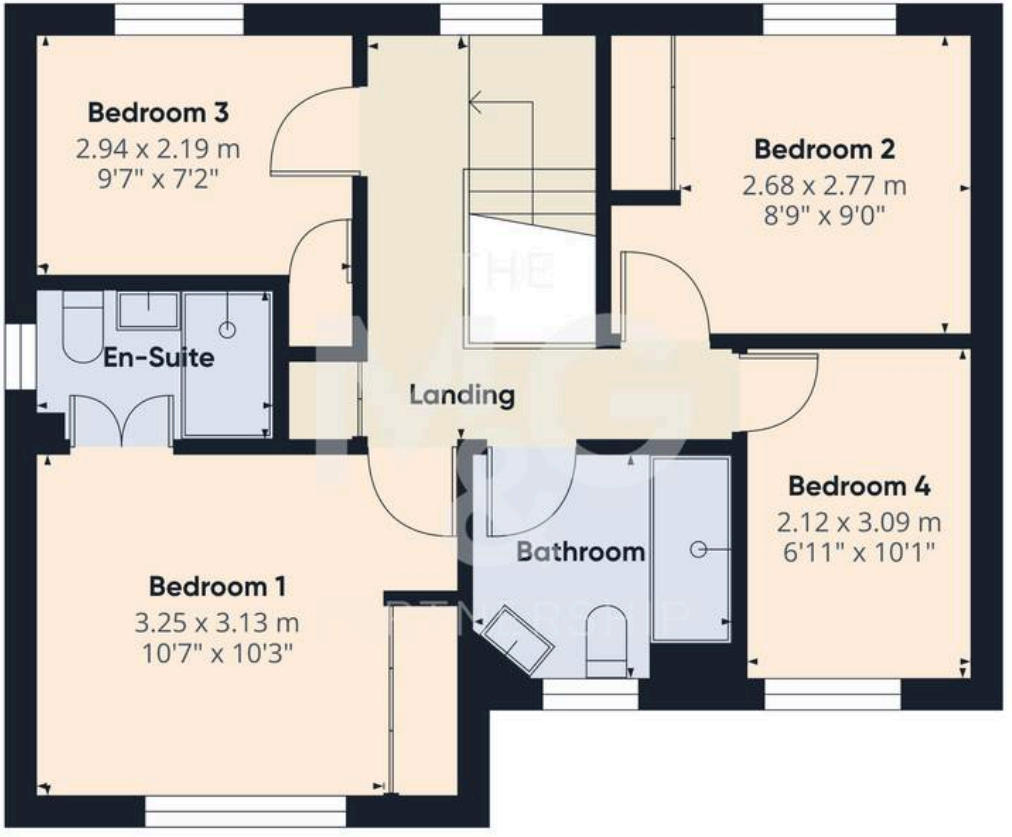








Floor 0 Building 1



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