

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

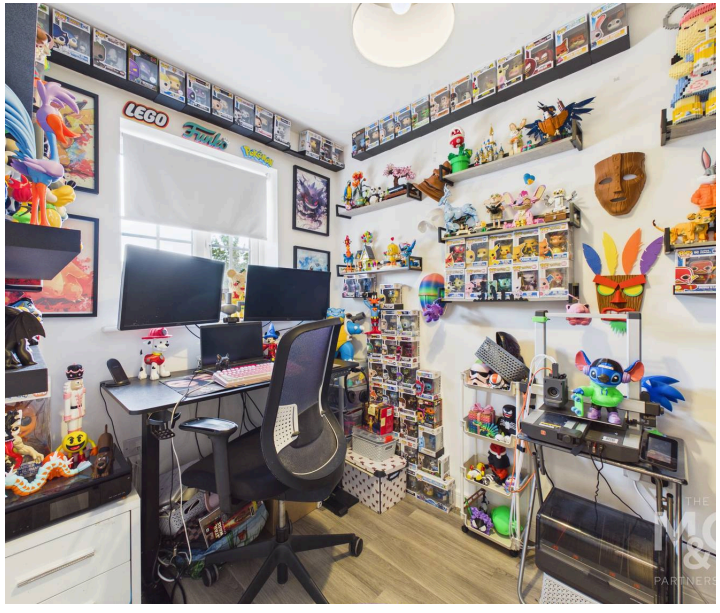
A spacious three-bedroom semi-detached townhouse, built by Bellway Homes in 2022 and situated on the ever-popular Marham Park development, with around six years remaining on the NHBC warranty.

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.







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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)

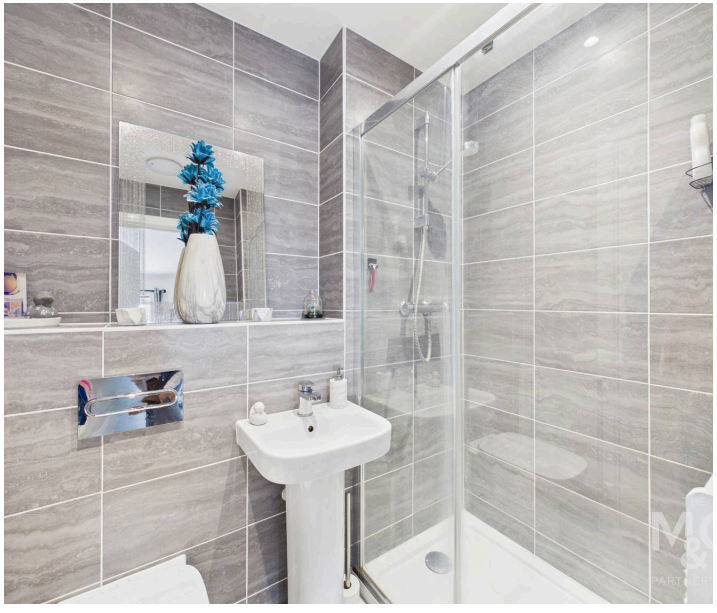
Landing
3' 7" x 10' 7" (1.08m x 3.23m)

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)







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

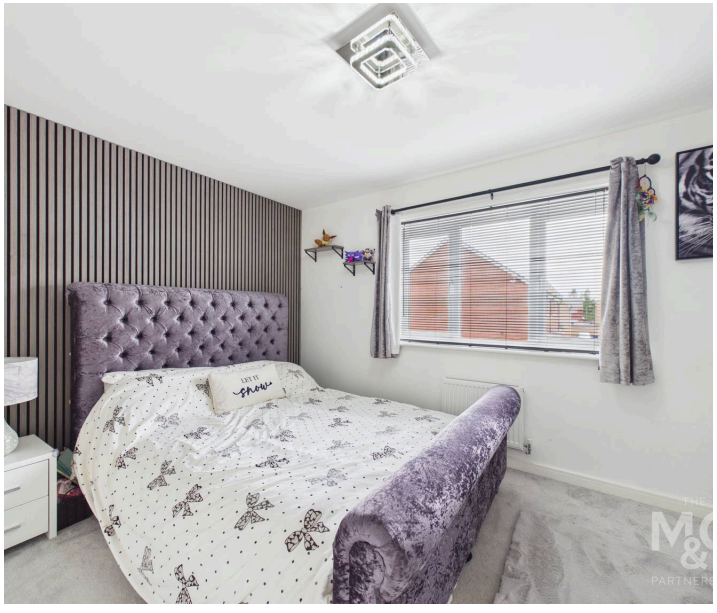
Bedroom 3
13' 3" x 8' 8" (4.04m x 2.64m)

Bathroom
5' 7" x 7' 5" (1.69m x 2.27m)

Outside
The current owners have extended the patio space to create a bigger seating area, whilst adding artificial turf for low maintenance. Storage can be found to the rear, whilst side gated access leads to the driveway.

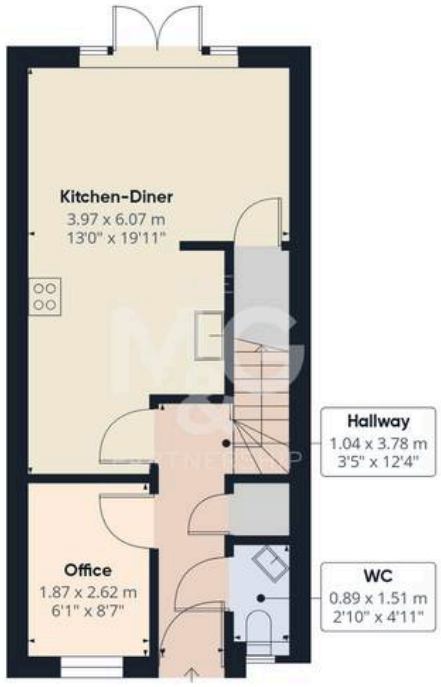
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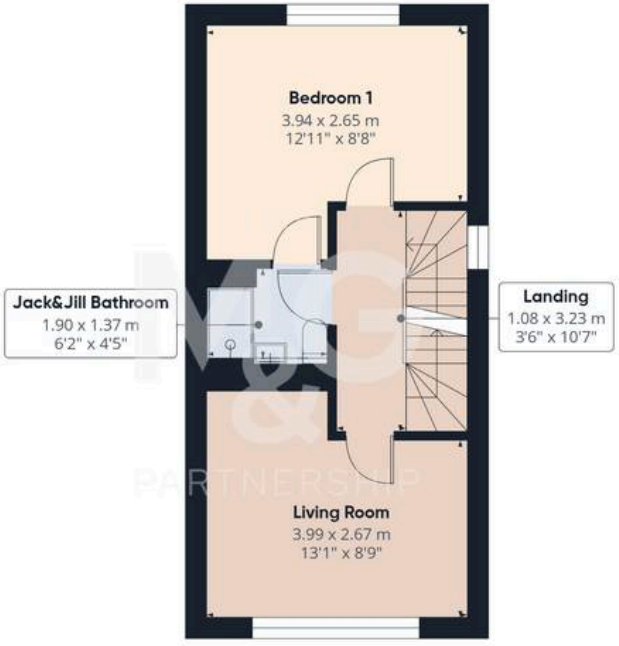




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Floor 0



Floor 1



Floor 2

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