

DRAFT DETAILS
6 WESTGARTH GARDENS
BURY ST. EDMUNDS
IP33 3LQ

OPEN HOUSE (C & T) present: An established, spacious detached chalet, in popular area on West side of town. Spacious Hall, Re-fitted Shower Room, Lounge/Diner, Kitchen/Breakfast, Dining Room, Utility, Study/Play/Bedroom 4, 3 Double Bedrooms, Modern Bathroom, Wc, Award-Winning S & W-Facing Gardens, Parking, **VIEW ASAP.**



2143

Price Guide £425,000

**** NO STAMP-DUTY ****

SPACIOUS HALL, RE-FITTED SHOWER ROOM, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, DINING ROOM, UTILITY ROOM, STUDY/PLAY/BEDROOM 4, 3 DOUBLE BEDROOMS, MODERN BATHROOM, SEPARATE WC, AWARD-WINNING SOUTH & WEST-FACING GARDENS, PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, PHOTOVOLTAIC PANELS, SOUGHT-AFTER AREA, WELL PRESENTED, EARLY VIEWING ADVISED

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : Proceed out of Bury St Edmunds along Out Westgate and at the traffic lights turn right into Petticoat Lane. Follow up the hill and continue around into Hospital Road. Continue along and take the left turning into Westgarth Gardens. The property is located after a short distance, on the right.

SPACIOUS HALL : Approached via a panelled front door. Stairs to first floor, built-in understairs storage/cloaks cupboard, radiator, UPVC window to front, UPVC windows to both sides.

SHOWER ROOM : 2.13m (7'0") x 1.65m (5'5") Re-fitted with modern white suite comprising tiled walk-in double shower enclosure with glazed screens and shower controls, pedestal wash basin with mixer tap, wc, marble fully tiled walls, extractor fan, radiator, UPVC frosted window to side.

LOUNGE/DINING ROOM : 6.71m (22'0") x 4.22m (13'10") red to 3.76m (12'4") Parquet woodblock floor, bespoke fitted oak drawers and shelving unit, TV point, telephone point, wall mounted heating & cooling air conditioning unit, two radiators, UPVC window to front, UPVC window to side, UPVC glazed double doors to rear garden.

KITCHEN/BREAKFAST ROOM : 3.23m (10'7") x 3.10m (10'2") + door recess Range of base and wall mounted units, quartz work surfaces, inset Franke stainless steel 1 1/2 bowl sink unit with mixer tap, tiled splashbacks, inset Bosch gas hob with cooker hood over, built-in Bosch electric oven/grill, space for fridge/freezer, cupboard housing gas meter and consumer unit, radiator, UPVC window to rear.

DINING ROOM : 3.35m (11'0") x 3.07m (10'1") max Built-in storage cupboard, radiator, UPVC part glazed door to rear garden.

UTILITY ROOM : 2.41m (7'11") x 1.98m (6'6") Base and wall mounted units, work surfaces, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, wall mounted gas combination boiler, UPVC window to rear.

STUDY/PLAY/BEDROOM 4 : 3.38m (11'1") x 3.35m (11'0") Radiator, UPVC window to front.

SPACIOUS FIRST FLOOR LANDING : Built-in shelved cupboard, loft access, UPVC dormer window to front.

BEDROOM 1 : 4.44m (14'7") x 3.68m (12'1") Built-in double wardrobe, two built-in shelved cupboards, eaves storage cupboard, TV point, telephone point, two radiators, UPVC window to side.

BEDROOM 2 : 3.96m (13'0") x 3.23m (10'7") Radiator, UPVC dormer window to rear.

BEDROOM 3 : 3.35m (11'0") x 2.92m (9'7") max Radiator, UPVC dormer window to rear.

BATHROOM : 2.82m (9'3") + recess x 2.16m (7'1") Modern white suite comprising panelled bath with centre mixer tap, vanity unit wash basin with mixer tap, tiled splashbacks, built-in storage cupboards, storage recess, radiator, UPVC dormer window to front.

SEPARATE WC : White suite comprising wc, base unit with inset wash basin with mixer tap, UPVC frosted window to front.

OUTSIDE : This property enjoys a wide frontage and to the front the garden is laid mainly to lawn with borders. A driveway provides vehicular standing for at least two cars. A gate provides side access to the attractive and well maintained side and rear gardens, which enjoy a Southerly and Westerly aspect. These afford a good degree of privacy, being enclosed by fencing and laid principally to lawn, with herbaceous beds and borders, pear tree, cherry bush, generous paved patio area and outside water tap. There is a **TIMBER SHED** and **LARGE TIMBER SUMMER HOUSE 3.45m (11'4") x 2.95m (9'8")**, with power and light connected and window and door to the front. This could possibly be utilised as a **HOME OFFICE/STUDIO** etc, if desired.

We understand from the vendors that the Bury In Bloom Society have awarded this garden a Certificate Of Merit for 2020. The vendors are justifiably proud of this recognition.

AGENT'S NOTE: There are fitted photovoltaic panels to the front and rear, from which there is a feed-in tariff.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.







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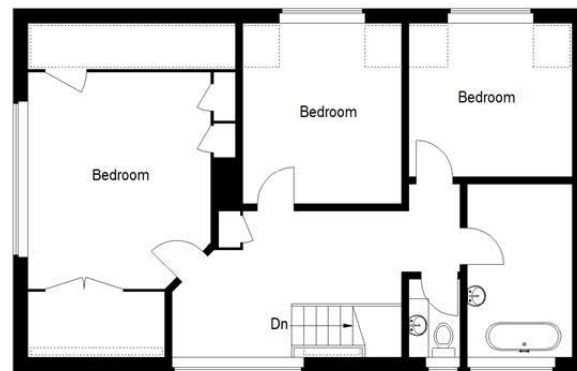
Approximate Gross Internal Area
161.6 sq m / 1739 sq ft



▭ = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



6, Westgarth Gardens, BURY ST. EDMUNDS, IP33 3LQ

Dwelling type: Detached house Reference number: 2628-4080-7243-2200-1204
 Date of assessment: 22 July 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 July 2020 Total floor area: 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,536
Over 3 years you could save	£ 2,178

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 480 over 3 years	£ 288 over 3 years	
Heating	£ 3,717 over 3 years	£ 1,833 over 3 years	
Hot Water	£ 339 over 3 years	£ 237 over 3 years	
Totals	£ 4,536	£ 2,358	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	{92 plus}		
B	{81-91}		
C	{69-80}		
D	{55-68}	63	
E	{39-54}		
F	{21-38}		
G	{1-20}		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,716
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 189
3 Low energy lighting for all fixed outlets	£60	£ 168

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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