

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

OPEN HOUSE (C & T) present: An established, extended detached chalet, on a corner plot in popular area on West side of town. Porch, Hall, Bathroom, Lounge/Dining Room, Bedroom 3/Dining Room, Kitchen/Breakfast Room, Utility Room, 2 Double Bedrooms - 1 En-Suite, Front, Side & Rear Gardens, Car-Port, Generous Parking, **VIEW ASAP.**



2159

Price Guide £350,000

**** STAMP DUTY HOLIDAY UNTIL 31/03/2021 ****

ENTRANCE PORCH, HALL, BATHROOM, LOUNGE/DINING ROOM, BEDROOM 3/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 2 DOUBLE BEDROOMS - 1 EN-SUITE, GOOD SIZE CORNER PLOT WITH FRONT, SIDE & REAR GARDENS, CAR-PORT, GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, 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. Proceed around the right-hand bend and the property is located after a short distance, on the right, on the corner of a small cul-de-sac.

ENTRANCE PORCH : Approached via a UPVC part glazed door. UPVC frosted windows to front and side, part glazed panelled door to:

HALL : Stairs to first floor, built-in understairs storage cupboard, radiator, UPVC window to front.

BATHROOM : 2.18m (7'2") x 1.68m (5'6") Suite comprising panelled bath, pedestal wash basin, wc, fully tiled walls, fan heater, radiator, UPVC frosted window to side.

LOUNGE/DINING ROOM : 6.71m (22'0") x 3.76m (12'4") Approached via glazed panelled double doors from Hall. The focal point being a marble fireplace with inset gas living flame fire, TV point, telephone point, two radiators, UPVC windows to front and side, glazed panelled double doors with glazed side panels to:

BEDROOM 3/DINING ROOM : 3.61m (11'10") x 3.00m (9'10") Radiator, UPVC window to side, circular 'porthole' window to side, UPVC glazed door to side and rear garden, UPVC sliding patio door to rear garden.

KITCHEN/BREAKFAST ROOM : 3.28m (10'9") x 3.07m (10'1") Range of base and wall mounted units, work surfaces, inset 1 1/2 bowl sink unit with mixer tap, fully tiled walls, inset ceramic hob with cooker hood over, built-in electric oven/grill, concealed lighting, pelmet lighting, space for fridge, breakfast bar, Worcester gas boiler, radiator, UPVC window to rear.

UTILITY ROOM : 4.67m (15'4") red to 2.87m (9'5") x 3.35m (11'0") We understand that this was formally the Garage, and this use could be reinstated if required. Plumbing for washing machine, water softener, space for fridge/freezer etc, UPVC frosted window to front, part glazed panelled door to front, part glazed 'stable' style door to rear garden.

FIRST FLOOR LANDING : Radiator, UPVC window to side, UPVC dormer window to front.

BEDROOM 1 : 4.37m (14'4") x 3.63m (11'11") Built-in double wardrobe, built-in large eaves storage cupboard, built-in airing cupboard housing hot water tank, telephone point, radiator, UPVC window to side. Arch to:

EN-SUITE : 3.30m (10'10") max x 1.98m (6'6") into dormer White suite comprising tiled shower enclosure with shower unit, pedestal wash basin, wc, tiled splashbacks, built-in storage cupboard, downlights, fan heater, radiator, UPVC dormer window to rear.

BEDROOM 2 : 3.30m (10'10") x 2.82m (9'3") Built-in wardrobe/cupboard with loft access, radiator, UPVC window to side.

OUTSIDE : This property enjoys a good size, prominent corner plot position and to the front and side the garden is open-plan, being laid mainly to lawn with herbaceous beds and borders. A block-paved driveway and turning area provides vehicular standing for at least three cars and leads to a **CAR-PORT**. If a **GARAGE** is required, this could potentially be provided, by converting the Utility Room back to its former use. A gate provides side access to the rear garden, which affords a good degree of privacy, being enclosed by fencing and laid principally to lawn, with herbaceous beds and borders, paved patio area, good size **TIMBER SHED** and outside water tap.

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.

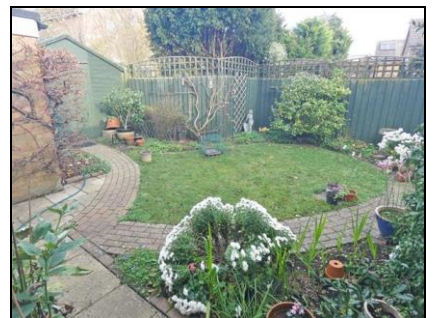
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, 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.

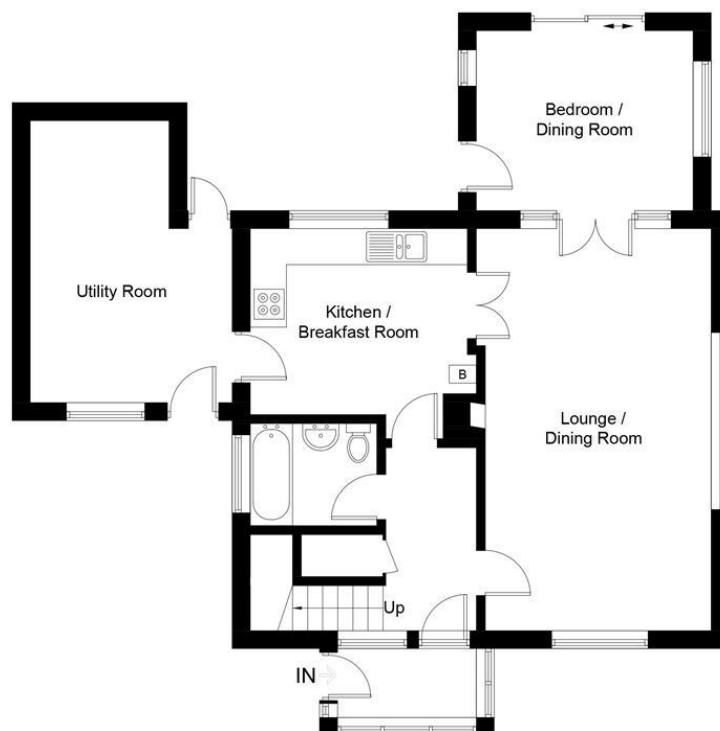




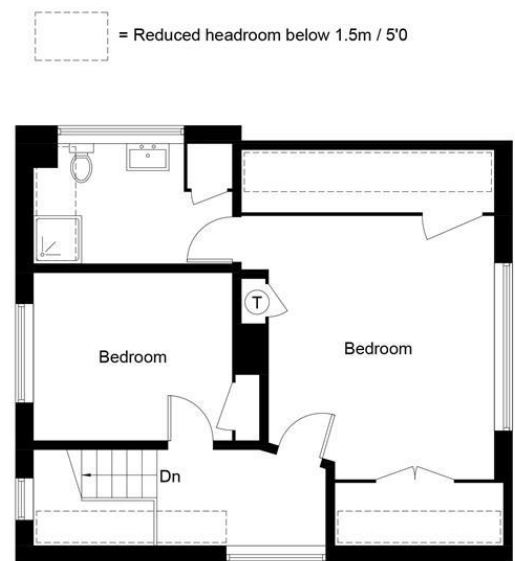


30 Westgarth Gardens, Bury, St. Edmunds, IP33 3LQ

Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft



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 (EPC)

30 WESTGARTH GARDENS BURY ST EDMUNDS IP33 3LQ		Energy rating D
Valid until 26 November 2030	Certificate number 9330-2583-2090-2720-0155	

Property type
Detached house

Total floor area
117 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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