

**DRAFT DETAILS  
2 MEADOW CLOSE  
BURY ST. EDMUNDS  
IP33 3LE**

Coakley & Theaker (OH) present: A well presented spacious detached chalet, in popular area on West side of town. Porch, Hall, Re-fitted Wet Room, Lounge/Diner, Bedroom 3/Dining/Playroom, Re-fitted Kitchen, 2 Double Bedrooms, Re-fitted Bathroom, South-West Facing Garden, Generous Parking, Garage/Workshop, **NO CHAIN, VIEW ASAP.**



2116

**Price Guide £385,000**

ENTRANCE PORCH, HALL, RE-FITTED WET ROOM, LOUNGE/DINING ROOM, BEDROOM 3/DINING/PLAYROOM, RE-FITTED KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS, RE-FITTED BATHROOM, FRONT & SOUTH-WESTERLY FACING REAR GARDENS, GENEROUS PARKING, GARAGE/WORKSHOP, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, SOUGHT-AFTER AREA, WELL PRESENTED, NO CHAIN, 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. Continue along and turn left into Saxon Rise. Proceed around to the right and Meadow Close is located on the left, with the property immediately on the right-hand corner.

**ENTRANCE PORCH :** Approached via UPVC frosted glazed doors to both sides. Downlights, opening into:

**HALL :** Stone-effect vinyl tiled floor, stairs to first floor with open area beneath, downlights, wall light points, telephone point, radiator.

**WET ROOM : 2.69m (8'10") x 1.78m (5'10")** Re-fitted with modern white suite comprising wet room area with shower controls, wc, pedestal wash basin with mixer tap, Travertine fully tiled walls, mosaic tiled floor, shaver point, downlights, extractor fan, radiator/towel rail, two UPVC frosted windows to side.

**LOUNGE/DINING ROOM : 7.01m (23'0") x 3.56m (11'8")** Decorative fireplace surround with inset electric fire, TV point, telephone point, two radiators, UPVC windows to side and rear, UPVC sliding patio door to rear garden.

**BEDROOM 3/DINING/PLAYROOM : 4.50m (14'9") x 3.43m (11'3")** Telephone point, LED downlights, radiator, UPVC windows to front and side.

**KITCHEN/BREAKFAST ROOM : 3.53m (11'7") x 3.43m (11'3")** Re-fitted with range of cream base and wall mounted units, composite work surfaces, inset stainless steel 1 1/2 bowl sink unit with mixer tap, inset NEFF gas hob with cooker hood over, built-in electric oven/grill and microwave, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, space for fridge/freezer, concealed lighting, pelmet lighting, cupboard housing wall mounted gas boiler, vinyl tiled floor, radiator, UPVC window to front, UPVC glazed door to side and rear garden.

**FIRST FLOOR LANDING :** Built-in airing cupboard with slatted shelving and radiator, built-in cupboard housing Megaflo pressurised water system, LED downlights.

**BEDROOM 1 : 3.84m (12'7") x 3.63m (11'11")** Built-in wardrobe, two eaves storage cupboards, TV point, telephone point, LED downlights, radiator, UPVC window to rear.

**BEDROOM 2 : 3.76m (12'4") x 3.63m (11'11")** Built-in wardrobe, two eaves storage cupboards, TV point, telephone point, loft access, LED downlights, radiator, UPVC window to front.

**BATHROOM : 2.31m (7'7") x 1.78m (5'10")** Re-fitted with modern white suite comprising panelled bath with mixer tap, tiled shower enclosure with shower controls, wc, vanity unit wash basin with mixer tap, Travertine fully tiled walls, vinyl tiled floor, LED downlights, shaver point, radiator/towel rail, UPVC frosted window to side.

**OUTSIDE :** This property is situated on a corner plot. To the front and side, the gardens are laid to lawn with borders and there is a path to the Entrance Porch. Two gates provide side access, one with an outside water tap, leading to the south-westerly facing rear garden. This is of a good size and affords a good deal of privacy, being enclosed by fencing and laid principally to lawn with borders and paved patio area. At the rear of the garden there is an area of hardstanding, which may be suitable for standing an additional car, or trailer/boat/caravan etc, and double gates provide pedestrian and vehicular access to the drive. At the rear of the property a driveway provides vehicular standing for one car and leads to a **GARAGE/WORKSHOP 7.57m (24'10") x 2.46m (8'1")** with up and over style door, power and light connected and personal door to the side.

**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.





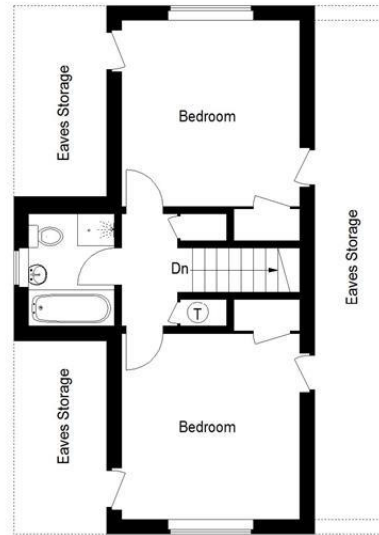



## 2 Meadow Close, Bury St. Edmunds, IP33 3LE

Approximate Gross Internal Area  
117.1 sq m / 1260 sq ft



**Ground Floor**



 = Reduced headroom  
below 1.5 m / 5'0"

**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



2, Meadow Close, BURY ST. EDMUNDS, IP33 3LE

Dwelling type: Detached bungalow  
 Date of assessment: 30 May 2019  
 Date of certificate: 30 May 2019  
 Reference number: 0270-2830-6759-9471-6451  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 110 m<sup>2</sup>

**Use this document to:**

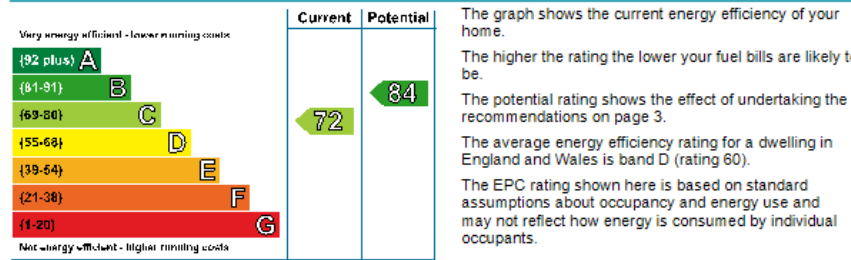
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,337</b>
<b>Over 3 years you could save</b>	<b>£ 309</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 264 over 3 years	
Heating	£ 1,698 over 3 years	£ 1,518 over 3 years	
Hot Water	£ 375 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 2,337</b>	<b>£ 2,028</b>	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 186
2 Solar water heating	£4,000 - £6,000	£ 126
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 951

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

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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.

**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.