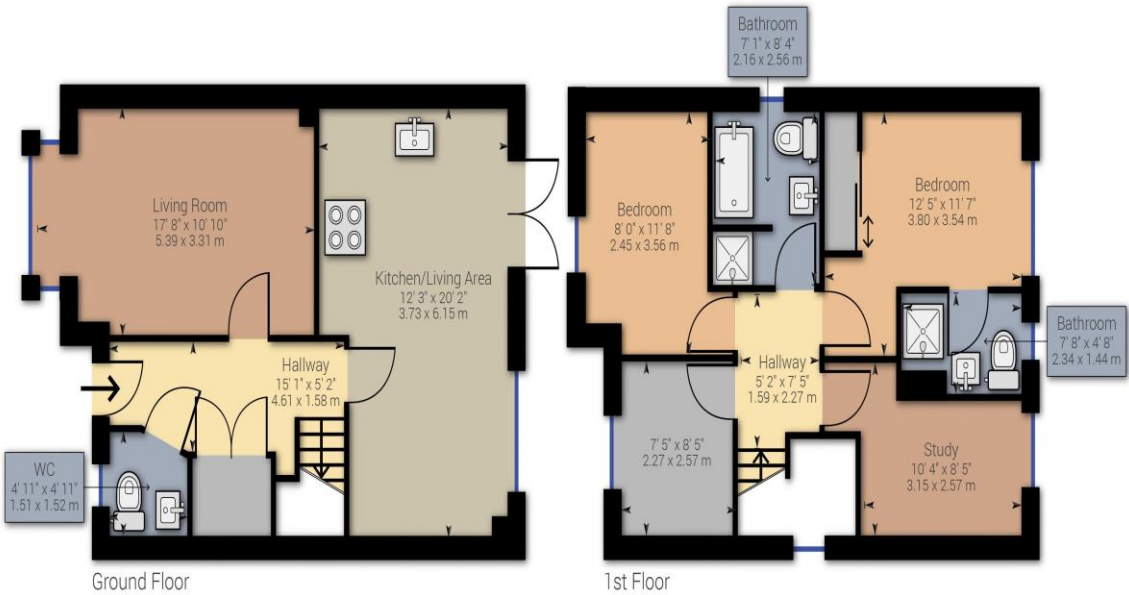


# Floorplan

allhomes town and country

Weston Drive, Marham Park, Bury St Edmunds, Suffolk, IP32 6TX

OIEO £350,000  
Freehold



Approximate net internal area: 1057.59 ft<sup>2</sup> / 98.25 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Four Bedroom Detached House With En Suite • Upgraded Bathroom And En Suite  
Modern Kitchen Open To Dining Area • Gas Central Heating • Sitting Room Overlooking Garden  
Well Presented • Excellent Position On Marham Park • Built Only 3 Months Ago  
Garage With Driveway And Extra Parking • 3D Tour Available Now

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## Description

Built under a year ago and enhanced by the current owner, this beautifully presented 4 bedroom detached home is sure to impress.

Built by the reputable Bloor Homes, the spacious accommodation includes a fabulous kitchen with marble work surfaces, upgraded bathroom and en suite and the benefit of new carpets throughout.

The enclosed garden has been laid to lawn with parking and a garage.

Make time to view and see how this home will work for you.



## Accommodation

### Entrance Hall

15' 1" x 5' 2" (4.59m x 1.57m)

### Kitchen/Dining Room

20' 2" x 10' 2" (6.14m x 3.10m)

A range of wall and base cupboard and drawer units. Integrated electric oven and hob with extractor fan. Space for dishwasher and fridge freezer. Inset sink and draining board with ample worktops. Window to rear and radiator. French doors to garden.

### Sitting Room

15' 1" x 10' 10" (4.59m x 3.30m)

Bay window to front. Radiator.

### Cloakroom

4' 11" x 4' 11" (1.50m x 1.50m)

WC and wash basin. Window to front and rear.

### Utility Area

Space for washing machine and tumble dryer. Gas boiler and consumer unit.

### First Floor Landing

### Bedroom 1

10' 3" x 8' 5" (3.12m x 2.56m)

Fitted wardrobes, window to rear and radiator.

### En-suite

7' 8" x 4' 8" (2.34m x 1.42m)

WC, wash basin with vanity unit and shower. Part tiled and heated towel rail. Window to rear.

### Bedroom 2

11' 7" x 8' 0" (3.53m x 2.44m)

Window to front and radiator.

### Bedroom 3

10' 4" x 6' 7" (3.15m x 2.01m)

Window to rear and radiator.

### Bedroom 4

8' 5" x 7' 5" (2.56m x 2.26m)

Window to front and radiator.

### Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

Bath, shower, WC and wash basin with vanity unit. Window to side. Part tiled and heated towel rail.

### Agents' Note

There is a service charge per year of £180.00

### Outside

### Rear Garden

Laid mainly to lawn with small gravel area. Gated side access.

### Front Garden

Small lawn area with driveway leading to the garage and extra parking.

