

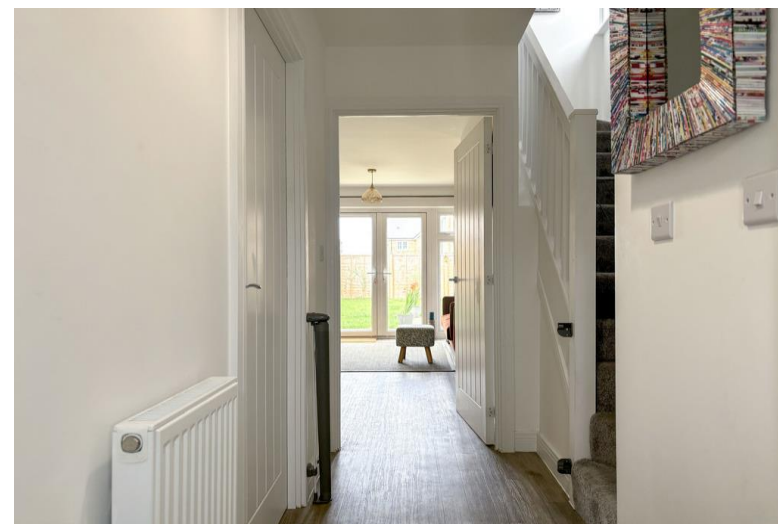


## Hopwoods Road

Bury St Edmunds, Suffolk , IP32 6GJ

Offers in excess of £340,000

Jackson & Co Bury St Edmunds are excited to present this almost new three-bedroom semi-detached townhouse style property, nestled in the highly sought-after Marham Park development, presenting a perfect blend of modern living and functional design. Spanning three floors, the property offers expansive living areas ideal for families or professionals seeking comfort and convenience. With a master suite that boasts a dressing room and en suite, along with additional bedrooms and a well-designed Jack and Jill bathroom, this home caters to every need.



# Property Features

- Almost new three-bedroom semi-detached townhouse
- Generous off-road parking for up to three vehicles
- No through road overlooking green space
- Convenient Jack and Jill bathroom for family use
- Luxurious master suite featuring a dressing room and en suite
- Spacious garden with a patio area, perfect for entertaining
- Modern kitchen with built-in appliances for culinary enthusiasts
- Close proximity to the A14 and all amenities of Bury St Edmunds
- No estate management fees

## FULL DESCRIPTION

Situated on the Marham Park development in Bury St Edmunds, this property benefits from an ideal setting close to essential amenities. The surrounding area is well-connected, with easy access to the A14 and within close reach to the town centre. Whilst countryside walks and beautiful scenery is just a stone throw away.

Upon entering the ground floor, you are greeted by a welcoming entrance hall that leads to a convenient WC. The modern kitchen is well-equipped with built-in appliances including a dishwasher, fridge/freezer, and eye-level oven, as well as a gas hob and extractor. The living/dining room is the heart of the home with a bright and airy ambiance, featuring a storage cupboard and double doors that open onto the gardens patio area, seamlessly blending indoor and outdoor living.

The first-floor hosts two comfortable bedrooms, with Bedroom Two conveniently connected to the well-appointed Jack and Jill bathroom. This bathroom is equipped with a bath and shower over, hand basin and WC. Bedroom Three offers delightful views of the green space, creating a peaceful retreat for restful nights.

The master suite occupies the second floor, providing a sense of privacy and luxury. This expansive space includes a walk-in cupboard and a dormer window that floods the area with natural light. The dressing area is complemented by large built-in wardrobes, while the en suite bathroom features a walk-in shower, hand basin, and WC, enhancing the suite's appeal.

Externally, the property boasts a nice-sized garden, featuring a patio area perfect for alfresco dining, while the remainder is laid to lawn, enclosed by panel fencing for added privacy. There is also access to the parking area and three wooden sheds, providing ample storage solutions.

Local Authority: West Suffolk  
Council Tax Band: D  
Tenure: Freehold



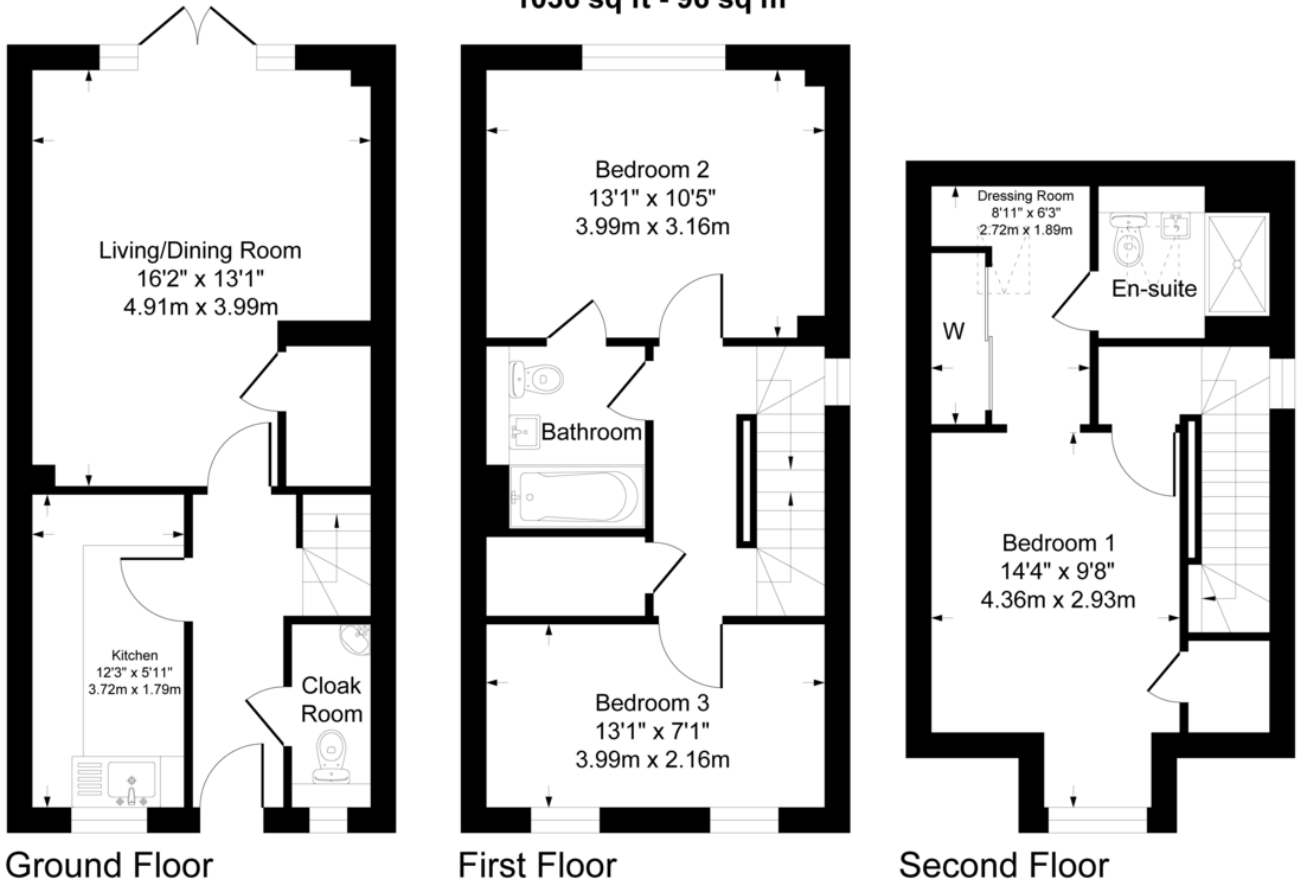








Approximate Gross Internal Area  
1036 sq ft - 96 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co Bury St  
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements