



Plovers Way

Bury St Edmunds, IP33 2NJ

Guide price £485,000

Jackson & Co Bury St Edmunds welcome you to this stunning five-bedroom detached home that offers a perfect blend of spacious living and outdoor beauty, making it an ideal choice for families seeking comfort and convenience in a desirable location.



Property Features

- Large five-bedroom detached home, perfect for families
- Spacious living room spanning the entire width of the property, seamlessly connecting to the garden
- Three versatile reception rooms, including the additional benefit of a convenient downstairs bedroom/study
- Beautiful garden backing onto Nowton Park, offering serene woodland views
- Ample parking for 3-4 cars off-road, ensuring convenience for residents and guests
- Excellent location within easy reach of reputable schools and West Suffolk Hospital
- Quick access to the A14, making commutes a breeze
- Master bedroom with en suite
- Gas central heating & UPVC double glazed

FULL DESCRIPTION

Upon entering the ground floor, you are greeted by a welcoming entrance porch leading into a spacious hallway. An additional living room/dining room provides an ideal space for family gatherings and entertaining guests, with double doors accessing the main living room and the additional downstairs bedroom/study which provides flexibility for various uses, whether as a guest room or a home office. Furthermore, you'll find the stylish kitchen/breakfast room which offers a functional space for culinary creativity, with ample worktop space, eye and low-level units with space for dishwasher, washing machine, oven and fridge/freezer with the additional benefit of a water softener. The heart of the home is located to the rear of the property with

an expansive living room which spans the whole width of the property benefiting from skylights, double doors to the garden and a beautiful feature fireplace.

Ascending to the first floor, you will find four well-proportioned bedrooms that provide ample space. The family bathroom is thoughtfully designed with both a shower and a separate bath. The master bedroom benefits from an en suite bathroom, adding a touch of luxury and convenience to the upstairs living space.

The exterior of the property is equally impressive, featuring a generous-sized rear garden that boasts a patio area, perfect for summer barbecues and outdoor entertaining. The garden's backdrop of Nowton Park enhances the natural beauty and privacy of the outdoor space. There are also two garden sheds which are included in the sale. The front exterior is well-maintained, with paved parking for 3-4 cars and a charming slate-stone area that adds to the property's curb appeal. Additionally, there is a garage space for storage.

Tenure: Freehold

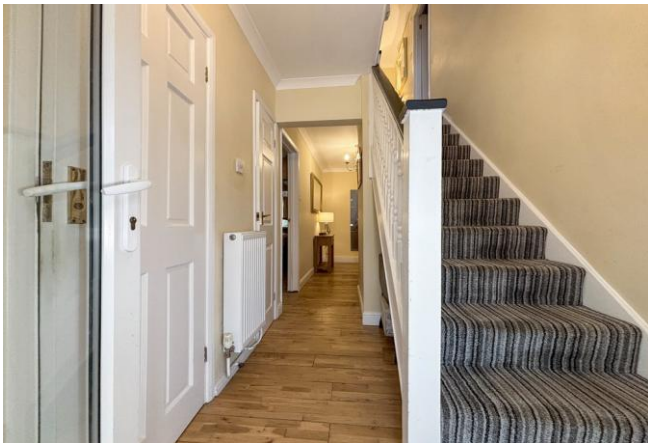
Local Authority: West Suffolk

Council Tax Band: D

Services: Mains Gas, Water & Electric

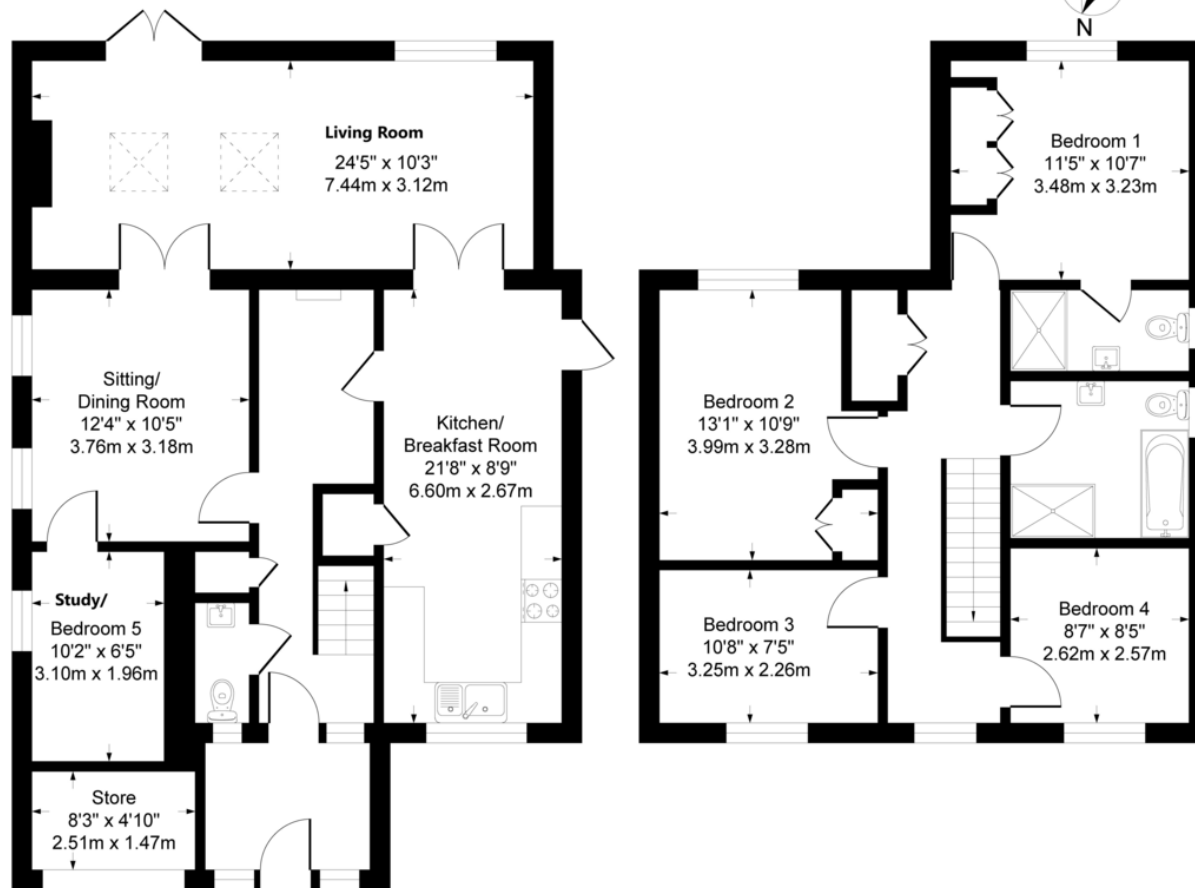
Agent's notes: The current owners have had an Environment Positive Input Ventilation (PIV) system installed in the loft which provides filtered air throughout the house







Approximate Gross Internal Area 1608 sq ft - 149 sq m



Ground Floor

First Floor

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		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		