

11 The Firs, Rushbrooke Lane - Guide Price £160,000

Bury St. Edmunds IP33 2SY

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Estate & Letting Agents



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Features

- POPULAR PARK HOME SITE FOR THE OVER 50'S
- CLOSE TO BURY TOWN CENTRE
- MODERN THROUGHOUT
- TWO DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM ONE
- OPEN PLAN LIVING ROOM/DINING ROOM
- MODERN WET ROOM
- GARAGE & DRIVEWAY PARKING
- GARDEN

The Property

A modern, two bedroom park home on the popular 'The Firs' for the over 50's conveniently located on the southern side of the historic town of Bury St Edmunds.

The property offers spacious and well presented accommodation of Entrance Hall, Kitchen/Breakfast Room, double aspect Sitting Room/Dining Room, two Bedrooms, with an En Suite Cloakroom and Walk in Wardrobe to Bedroom One and a modern Wet Room. The property has been updated throughout including new insulation and new brackets beneath. Externally the property boasts a low maintenance rear garden which is laid to lawn. There is a useful garage and driveway parking. The site is in a tucked away location yet within good access of a wide range of amenities and the town centre. We would advise arranging a viewing to fully appreciate the spacious accommodation and the convenient location on offer.

Note: There is a monthly pitch fee of £190 pm which includes water. These are reviewed annually.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

ENTRANCE HALLWAY

Spacious L Shaped Hallway with loft access

LIVING ROOM/DINING ROOM

19'5 x 12'1 (living room) and 10'1 x 8'3 (dining r

Large open plan 'L' shaped dual aspect room four UPVC windows to front and side (two full length). Electric fire with marble effect surround and plinth.

KITCHEN

12'4 x 9'7

A modern kitchen boasting a range of wall mounted and under counter cabinets. Inset stainless steel sink and a half with drainer and mixer tap over, space and plumbing for dishwasher/washing machine. Integrated electric hob with extractor over and electric oven, under counter fridge and freezer. Water softener. Cupboard housing boiler. UPVC glazed door to side.

BEDROOM ONE

11' x 9'8

Double bedroom with UPVC window to side aspect. Access to walk-in wardrobe

EN-SUITE

7'3 x 5'5

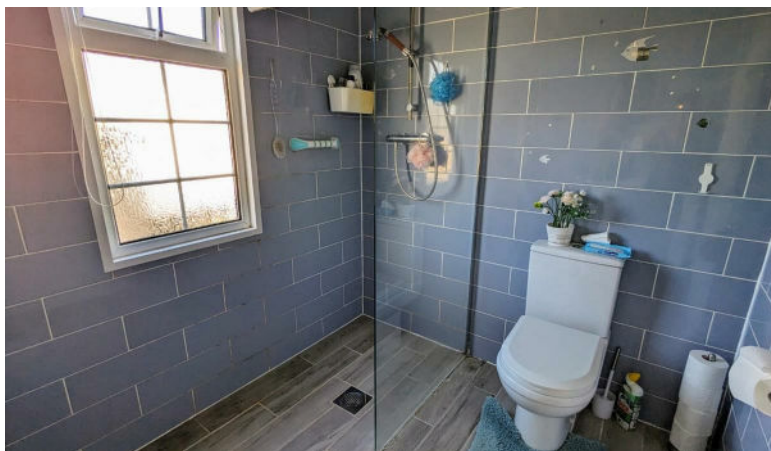
Low level WC, wash hand basin. Heated towel rail.

BEDROOM TWO

9'5 x 8'

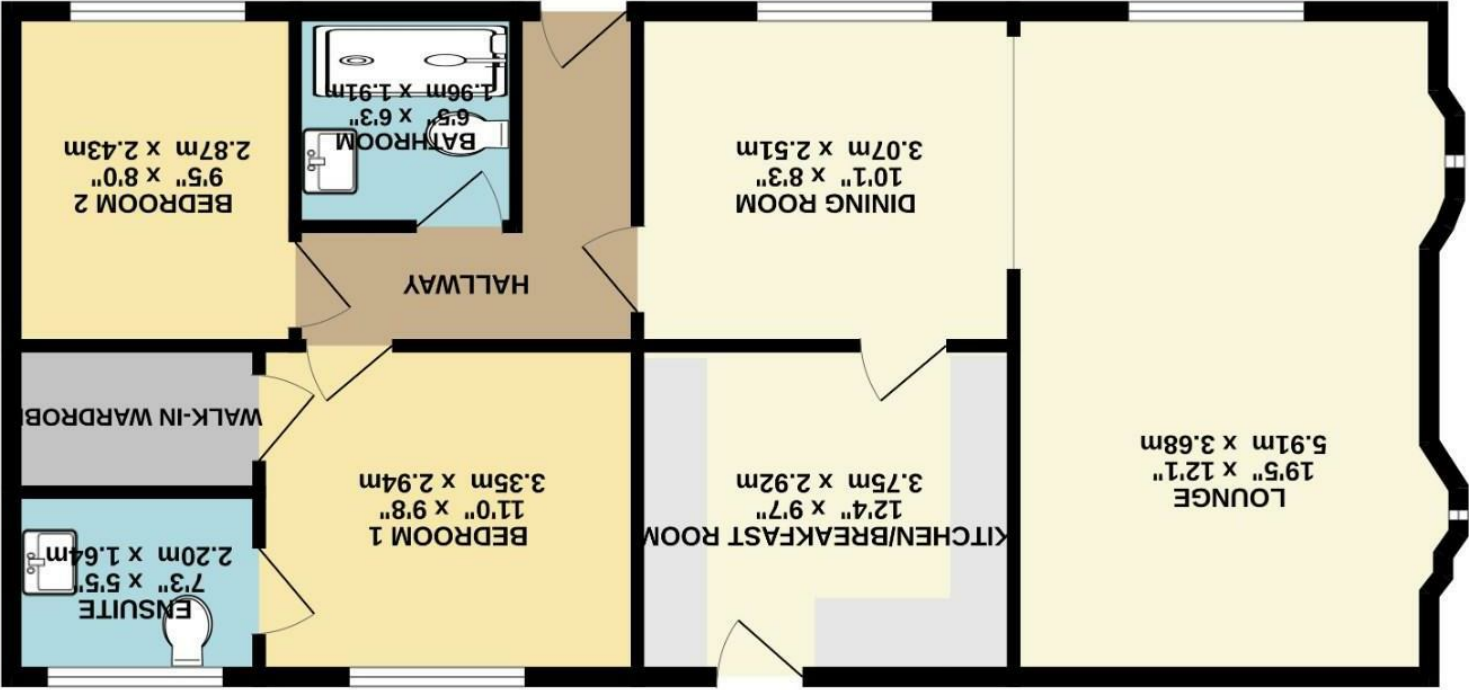
WET ROOM





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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