



31a Cornfield Road

Cornfield Road

Offers in excess of £495,000

LACY SCOTT
& KNIGHT

est. 1869

31a

Cornfield Road | Bury St Edmunds | IP33 3BL

Train Station 0.8 miles, Newmarket 15 miles, Cambridge 29.2 miles

Nestled into the heart of Bury St Edmunds, 31a Cornfield Road should not be missed, combining a detached new build property finished to a high standard, with the convenience of living in a vibrant town location.

New Home | Detached | 3 Bedrooms | Living Room | Kitchen | Dining Room | Cloakroom | Family Bathroom | Ensuite | Garden | Air Source Heat Pump | Walking Distance to the Town Centre

31a Cornfield Road

31a Cornfield Road is a detached 3 bedroom new build property, which features rendered elevations under a tiled roofline.

The front door opens into a spacious hallway which leads off to all principal rooms, including the large living room, which will have Karndean LVT flooring, open plan kitchen, and dining area with French doors out to the garden.

The upstairs of the property offers 3 bedrooms, the principal of which has an ensuite, while the 2 further bedrooms have use of the family bathroom, which has both a bath and shower.

31a Cornfield Road has a target EPC rating of an A due to air source heat pump providing underfloor heating, MVHR, BFRC Certified high performing double glazed windows. solar panels along with optional battery storage and an electric car charger. The property will be finished with integrated appliances throughout, with the garden landscaped and turfed.

Outside

The front of the property will have off road parking for 2 cars. The rear of the property can be accessed via the French doors in the dining area or there is side access from the front. The rear garden will be laid to lawn

Location

Situated in the Suffolk market town of Bury St Edmunds, this property has all the essentials within walking distance.

Bury St Edmunds is a historic gem with a striking combination of both medieval architecture and Georgian squares. The Cathedral and Abbey Gardens bring visitors to the town and this is reflected in many fine restaurants and places to stay. There is a range of shopping facilities, a bi-weekly market and the celebrated Theatre Royal.

Services

Mains electricity, water and drainage. Central heating via Air Source Heat Pump.

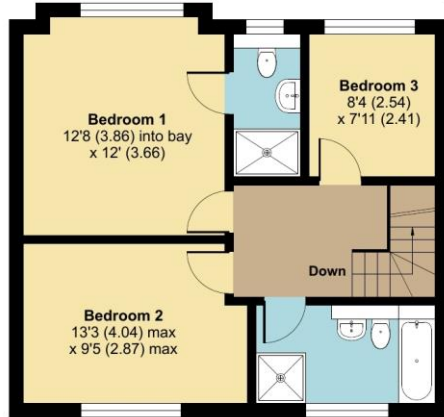
Tenure:

Freehold.

Cornfield Road, Bury St. Edmunds, IP33

Approximate Area = 1118 sq ft / 103.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Lacy Scott & Knight. REF: 1210352. © nchecom 2024.

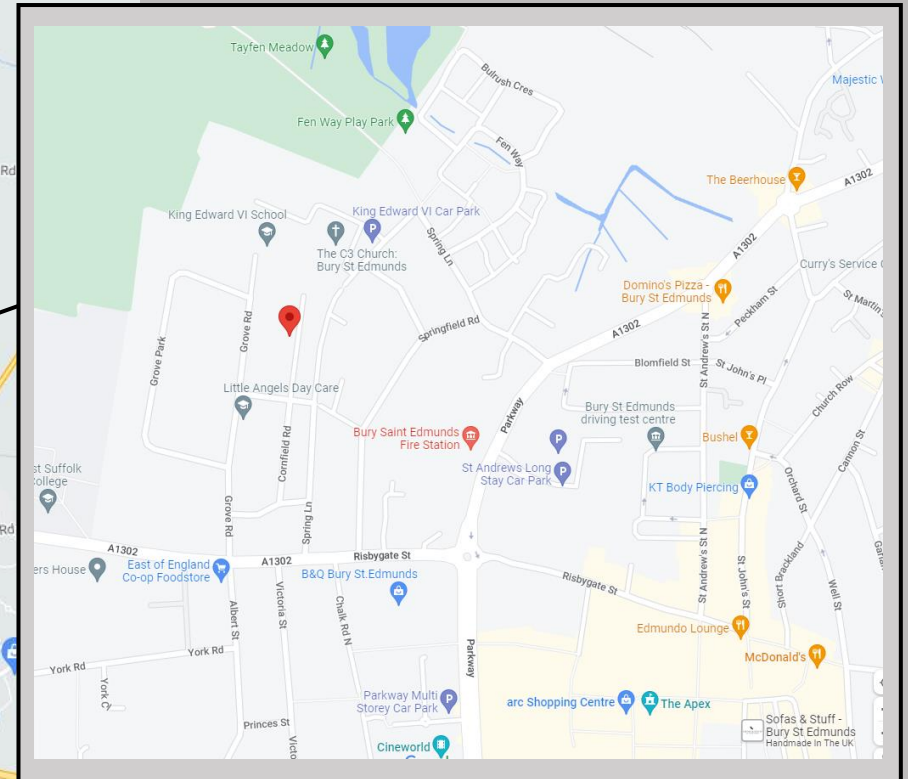
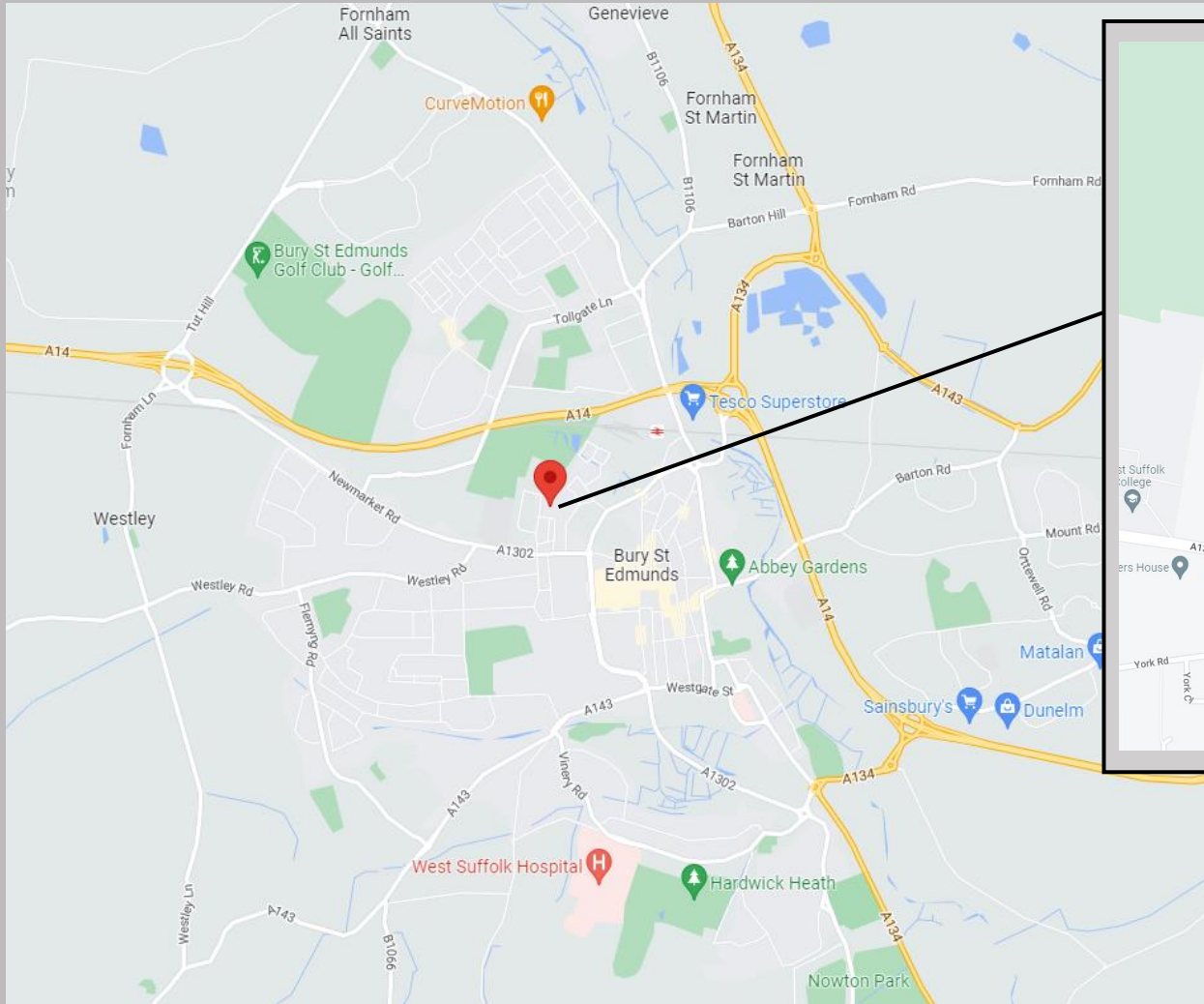
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



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