



## 8 Hanmer Walk, Bury St. Edmunds - IP33 3HT

OIEO- £250,000 Freehold

Situated in a popular residential area on the western side of Bury St. Edmunds, this well-presented three-bedroom terrace home is offered with no onward chain and thoughtfully designed for comfortable living. The ground floor features a modern gloss-finished kitchen, a spacious utility room, and a bright conservatory that enhances the living space, alongside a welcoming lounge with an ornamental fireplace and built-in shelving. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. Outside, the fully enclosed westerly-facing rear garden enjoys a sunny aspect and leads to a garage that provides both parking and useful storage. The property is also well placed for nearby parks and green spaces, making it ideal for outdoor recreation, with excellent local amenities and transport links that suit both families and commuters alike.

## Location

Hanmer Walk is located in a well-regarded residential area on the western edge of Bury St. Edmunds, offering convenient access to everyday amenities, schools, and green open spaces. The town centre, with its historic Abbey Gardens, independent shops, restaurants, and cultural attractions, is within easy reach. The area benefits from nearby supermarkets, leisure facilities, and public transport links, including bus routes and quick access to the A14 for commuting towards Cambridge, Ipswich, or beyond. It's a practical and appealing setting for both families and professionals alike.

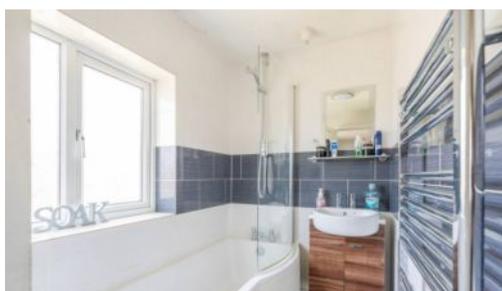


## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B



## Hanmer Walk, Bury St. Edmunds

Step inside this well-presented home through a welcoming entrance hall, where a practical and conveniently located WC is neatly positioned for guests and everyday use. From here, move into the spacious lounge, a bright and comfortable living space with soft carpet underfoot, built-in shelving for books or decorative pieces, and a central fireplace that now serves as a decorative feature and charming focal point for the room. With plenty of space for both seating and entertainment, it's a relaxing spot to unwind at the end of the day.

Continue through to the modern kitchen, stylishly fitted with sleek gloss units and generous worktop space. A gas hob, eye-level double oven, and tiled flooring offers both practicality and visual appeal. A large storage cupboard recess provides excellent utility, while French doors lead directly into the conservatory, seamlessly connecting the kitchen with this extended living area.

The conservatory is a real highlight, bright and airy with tiled flooring and a further set of French doors opening onto the rear garden, making it ideal for dining, entertaining, or simply enjoying the natural light year-round.

Also on the ground floor is a generous utility room, fitted with additional storage units and counter space, plus convenient access to the garden, perfect for keeping laundry and household tasks tucked neatly away.

Upstairs, the home continues to impress with three generously sized bedrooms, each offering built-in storage cupboards and filled with natural light. The rooms are all finished with comfortable carpeting and provide excellent versatility, whether used for family, guests, or a home office.

The contemporary family bathroom completes the first floor, featuring a stylish P-shaped panelled bath with shower over, and modern tiled walls that create a clean, polished finish.

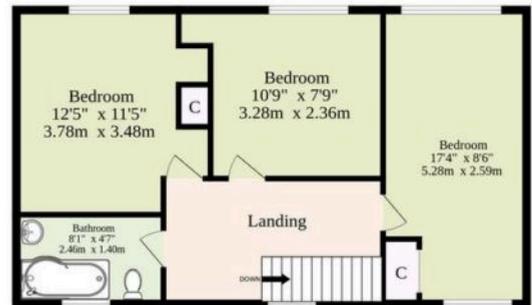
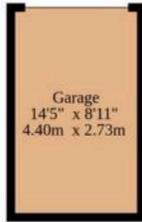
The home further benefits from double glazing throughout.

Outside, the property enjoys a generous westerly-facing rear garden, fully enclosed to offer both privacy and a secure space for children or pets. Mainly laid to lawn with a paved patio area, it's well-suited for outdoor dining, entertaining, or simply relaxing in the sun. A useful storage shed adds practicality, and a rear gate leads to the garage, which provides both off-road parking and valuable extra storage for bikes, tools, or garden equipment.



**Ground Floor**  
741 sq.ft. (68.8 sq.m.) approx.

**1st Floor**  
431 sq.ft. (40.0 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.**

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.  
Made with Metropix ©2025