



26 Mead Road, Bury St. Edmunds

Minors & Brady



26 Mead Road

Bury St. Edmunds

Guide price: £300,000 - £325,000. This immaculate three-bedroom terraced home offers spacious and versatile accommodation arranged over three floors, providing a practical layout for modern family living. Presented in a neutral colour scheme with plenty of natural light throughout, the property is well maintained and offers a move-in-ready opportunity in the popular Moreton Hall area of Bury St Edmunds.

The accommodation includes a well-equipped kitchen and dining area, a generous sitting room with direct access to the rear garden, three spacious bedrooms, a family bathroom and a newly fitted ensuite shower room. Outside, the enclosed rear garden provides an easy maintenance space, while two allocated parking spaces add further convenience.



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Bury St. Edmunds

- Well presented three bedroom terraced home, offering well proportioned accommodation arranged over three floors
- Bright and welcoming interiors with a neutral colour scheme and plenty of natural light throughout
- Spacious sitting room with French doors opening directly onto the enclosed rear garden, creating a pleasant connection between the indoor and outdoor spaces
- Well equipped kitchen and dining area with a range of fitted units, integrated appliances and useful space for a dining table
- Three good sized bedrooms, with built in wardrobes in bedrooms one, providing useful storage
- Enclosed low maintenance rear garden with patio, artificial lawn, shed and gated rear access
- Two allocated parking spaces located to the rear of the property
- Highly sought after Moreton Hall location, ideally positioned for local amenities, schools and everyday conveniences



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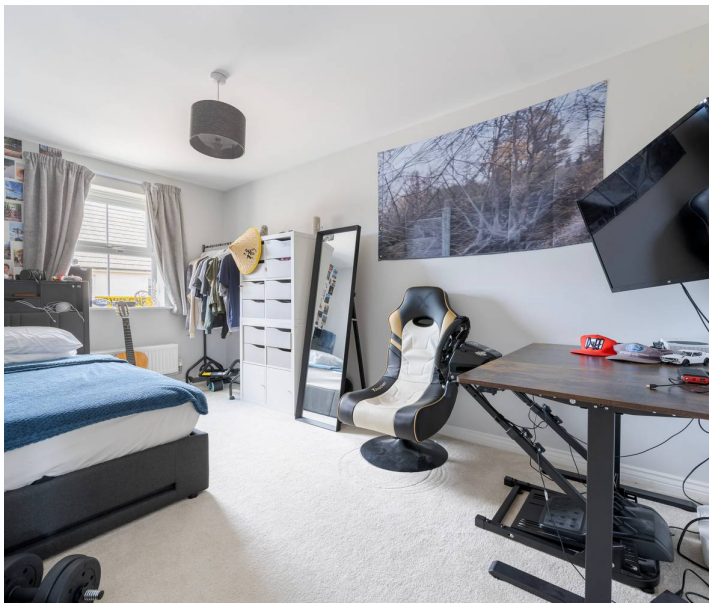
Location

Situated within the established Moreton Hall area of Bury St Edmunds, Mead Road offers a convenient residential setting with a good range of amenities close by. Local facilities include shops, a supermarket, schools, community facilities, and regular bus services, while Bury St Edmunds town centre is within easy reach for a wider selection of shopping, dining, leisure, and cultural attractions. Bury St Edmunds railway station is also accessible, providing rail connections towards Ipswich and Cambridge.

The surrounding area offers a number of green spaces and recreational facilities, including nearby playing fields and sports facilities, while the wider Suffolk countryside provides plenty of opportunities for walking and outdoor activities. With good road connections and easy access to the A14, the location is also well placed for travelling towards Cambridge, Ipswich, and other surrounding towns.

Mead Road, Bury St. Edmund

On entering, the hallway provides access to the principal ground floor accommodation and stairs rising through the property.



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The kitchen and dining area is a bright and practical space, fitted with a range of wall and base units, work surfaces and integrated appliances including a dishwasher, fridge freezer, washing machine, gas hob and double oven. There is also space for a dining table, making this a useful area for everyday meals and entertaining.

The sitting room is a particularly generous reception space, offering plenty of room for comfortable seating and additional furniture. French doors open onto the rear garden, allowing plenty of natural light into the room and creating a pleasant connection with the outdoor space. A useful storage cupboard is also located within the room, while a WC completes the ground floor.

The first floor provides two spacious bedrooms together with the family bathroom. Bedroom one benefits from two rear aspect windows and built in wardrobes, while bedroom two is also a well proportioned bedroom. The children's bedroom features built in bunk beds, making excellent use of the available space and providing a practical and appealing room for younger occupants. The family bathroom is fitted with a panelled bath, WC and wash hand basin, with tiled splashbacks.



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The second floor provides a particularly spacious third bedroom, offering excellent flexibility and useful built in storage. The newly fitted ensuite shower room adds further convenience and is fitted with a shower cubicle, WC and wash hand basin.

Outside, the front of the property features a low maintenance garden area with a pathway leading to the entrance. To the rear, the enclosed garden has been designed with ease of maintenance in mind, with a patio area, artificial lawn and shed, together with gated access.

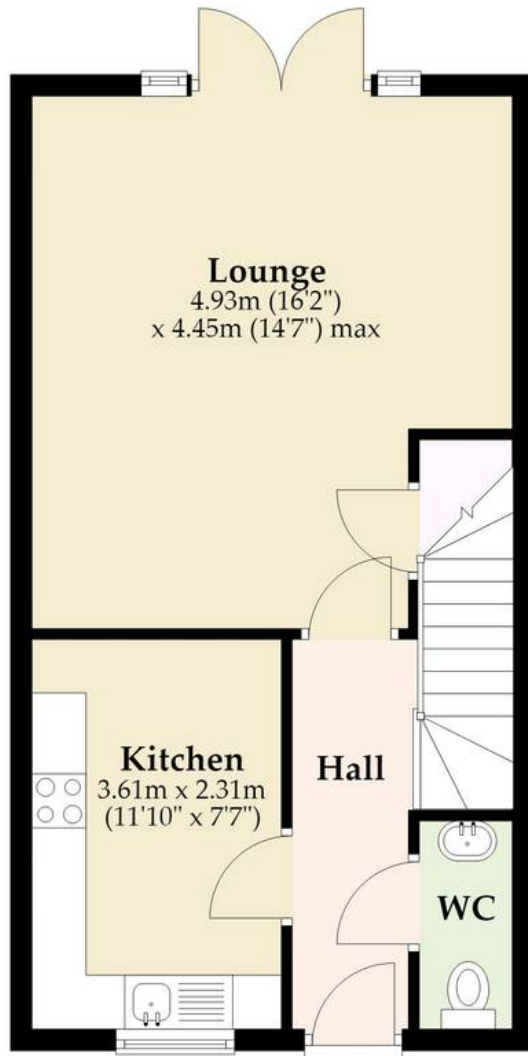
Two allocated parking spaces are situated to the rear, providing useful off road parking. Overall, the property combines generous accommodation, practical outdoor space and a well presented interior in a popular Moreton Hall location.



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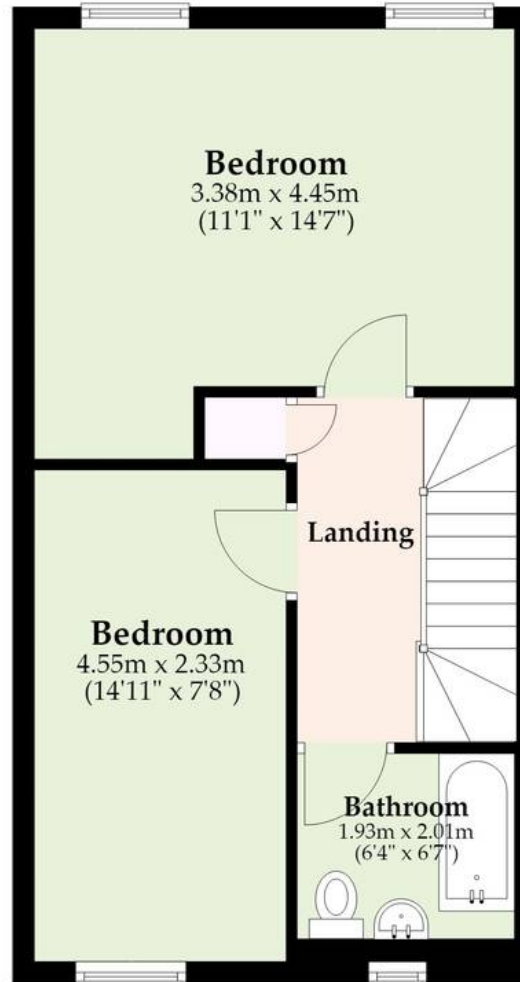
Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



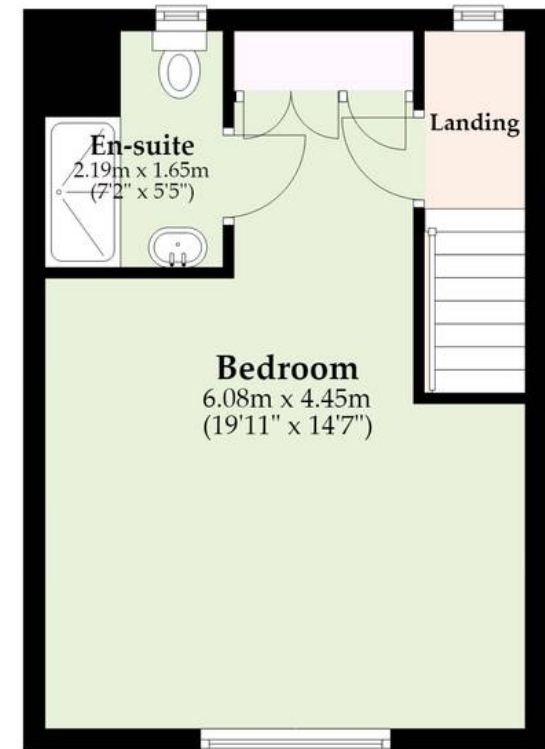
First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Second Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 102.4 sq. metres (1101.9 sq. feet)

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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.

Plan produced using PlanUp.

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