



27 Boby Road, Bury St. Edmunds

Minors & Brady



Spacious and move-in ready, this well-presented three-bedroom home offers over 1,100 sq. ft. of versatile accommodation, a landscaped low-maintenance garden and a bright conservatory extension. The property features a generous living room, contemporary kitchen with excellent storage and an abundance of natural light throughout. The impressive conservatory provides valuable additional living space and opens directly onto the rear garden via French doors, making it ideal for relaxing or entertaining. Upstairs, three well-proportioned bedrooms are served by a family bathroom, with useful storage found throughout the home. Outside, the enclosed rear garden has been thoughtfully landscaped with attractive patio and decorative stone areas, creating a beautiful yet low-maintenance space. Further benefits include a large gravelled frontage, climbing foliage enhancing the property's kerb appeal, vendor-advised permit parking and the option to rent a garage for approximately £50 per month.

- Over 1,100 sq. ft. of well-presented accommodation throughout
- Three well-proportioned bedrooms and family bathroom
- Spacious living room measuring over 17ft in length
- Modern fitted kitchen with excellent storage and contrasting cabinetry
- Large conservatory providing additional reception and entertaining space
- Ground floor WC and useful storage cupboards
- Fully enclosed landscaped rear garden with patio and decorative stone areas
- Attractive gravelled frontage with climbing foliage enhancing kerb appeal
- Vendor-advised permit on-road parking and rentable garage available at approximately £50 per month
- Convenient Bury St Edmunds location close to amenities, schools and transport links





27 Boby Road

Bury St. Edmunds

The Location

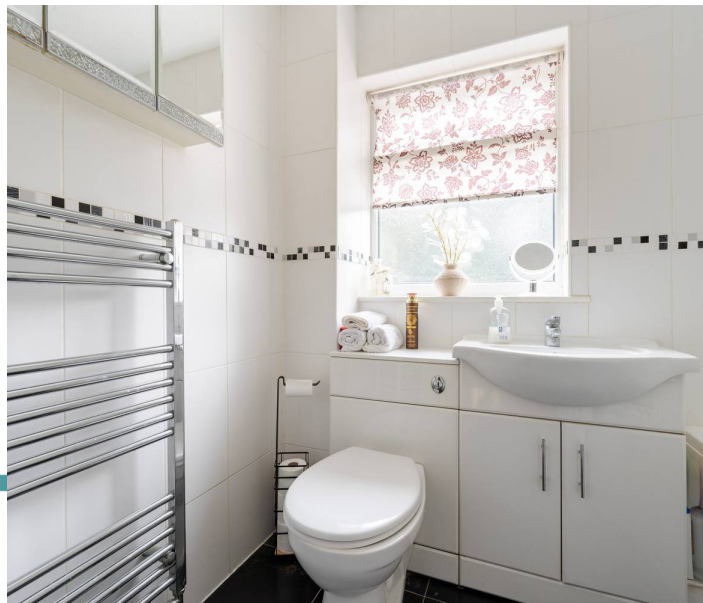
Bury St Edmunds is one of Suffolk's most desirable market towns, celebrated for its rich history, attractive architecture and vibrant community atmosphere. Combining period charm with modern convenience, the town offers an excellent range of independent boutiques, restaurants, cafés and popular high street retailers, all centred around the picturesque market square and historic Abbey Gardens.

The town is renowned for its beautiful green spaces, cultural attractions and thriving social scene, with theatres, museums and year-round events adding to its appeal. Residents enjoy access to a wide variety of leisure facilities, including health clubs, sports centres and nearby countryside walks, making it an excellent setting for both families and professionals.

Education is well catered for, with a selection of highly regarded primary and secondary schools across the town, alongside further educational opportunities within the wider area. Everyday essentials are equally convenient, with supermarkets, healthcare facilities and local services readily available.

For commuters, Bury St Edmunds offers excellent connectivity. The A14 provides swift links to Cambridge, Ipswich and beyond, while the railway station offers regular services to key destinations across the region. Despite its excellent transport links and modern amenities, the town retains a welcoming market-town character, creating a wonderful balance between convenience and quality of life.

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Well-presented throughout and offering over 1,100 sq. ft. of accommodation, this spacious three-bedroom home combines generous living space with a stylish, low-maintenance outdoor setting, all within easy reach of the amenities that make Bury St Edmunds such a desirable place to live.

The property is approached via a substantial gravelled frontage, creating an attractive first impression and providing a welcoming entrance. Climbing foliage across the front elevation enhances the property's kerb appeal, adding colour and character to the exterior. The vendors have advised that permit on-road parking is available nearby, while a garage can be rented separately if desired for approximately £50 per month, offering additional storage or parking flexibility.

Stepping inside, the entrance hall provides access to the main accommodation and staircase to the first floor. The heart of the home is the impressive living room, a bright and generously proportioned space measuring over 17ft in length, offering ample room for both comfortable seating and entertaining. A useful storage cupboard and convenient ground floor WC further enhance the practicality of the layout.



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To the rear, the modern fitted kitchen is both stylish and functional, featuring an attractive contrast of dark and light cabinetry that creates a contemporary feel. Thoughtfully designed to maximise storage and workspace, the kitchen offers plenty of cupboard provision and flows seamlessly into the adjoining conservatory, creating an ideal arrangement for modern living.

The large conservatory significantly extends the ground floor accommodation and enjoys lovely views across the rear garden. Flooded with natural light, this versatile space can be utilised as an additional reception area, dining room, garden room or home office. French doors open directly onto the patio, effortlessly connecting the indoor and outdoor living spaces.

Upstairs, the landing gives access to three bedrooms and the family bathroom. The principal bedroom is a comfortable double room with built-in storage nearby, while the second bedroom is another well-proportioned double, ideal for family members or guests. The third bedroom provides excellent versatility and would work equally well as a child's room, nursery, dressing room or study. The family bathroom is fitted with a bath and serves all three bedrooms.

Outside, the rear garden has been thoughtfully landscaped with ease of maintenance in mind. Fully enclosed for privacy and security, it features an attractive combination of patio and decorative stone landscaping, creating a smart and inviting environment that can be enjoyed throughout the year without the burden of extensive upkeep. Whether entertaining guests, dining outdoors or simply relaxing in the sunshine, this outdoor space offers an attractive and practical extension to the home.

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

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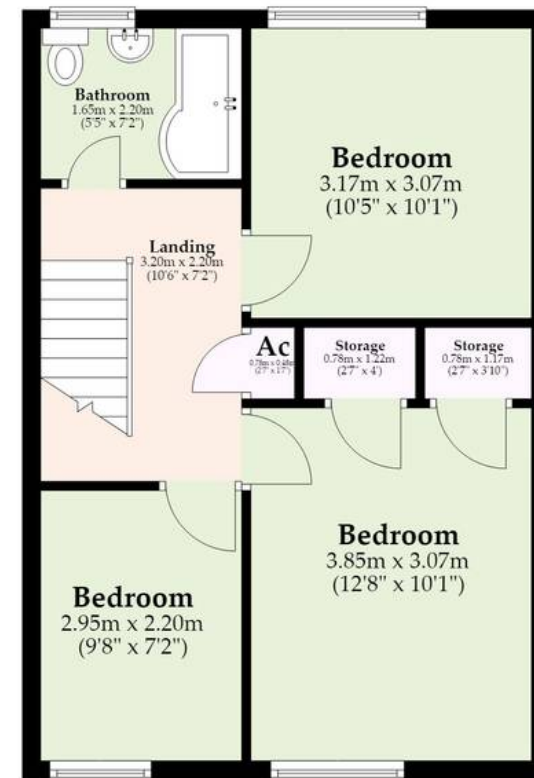
Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 103.1 sq. metres (1109.8 sq. feet)

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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