



139 Caie Walk, Bury St. Edmunds

Minors & Brady



139 Caie Walk

Bury St. Edmunds

From the moment you arrive, this beautifully extended end-of-terrace home impresses with its stylish presentation, generous living space and sought-after position on the popular Nowton Estate in Bury St Edmunds. Designed with modern family living in mind, the accommodation has been thoughtfully enhanced to create a superb flow between the reception rooms and the impressive open-plan dining/family space, flooded with natural light beneath a vaulted ceiling. Complemented by a contemporary kitchen with central island, three comfortable bedrooms, a well-appointed family bathroom, private rear garden, garage and off-road parking, this turn-key home offers both practicality and lifestyle appeal. With the vendor having already found an onward purchase, it presents an excellent opportunity for buyers seeking a smooth move into a well-presented family home.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Caie Walk is located within the historic market town of Bury St Edmunds, one of Suffolk's most desirable and well-served locations. Combining a rich heritage with modern amenities, the town offers an excellent quality of life, with a vibrant town centre, excellent schooling and superb transport connections appealing to families, professionals and retirees.

Residents benefit from an extensive range of amenities including supermarkets, independent boutiques, cafés, restaurants, healthcare facilities and leisure amenities. The town is renowned for its beautiful architecture, cultural attractions and regular events, creating a thriving and welcoming community atmosphere throughout the year.

The surrounding area provides excellent opportunities for outdoor recreation, with a wealth of parks, open green spaces and countryside walks nearby. The historic Abbey Gardens offer an attractive setting for relaxation, while the wider Suffolk countryside provides scenic routes for walking, cycling and exploring.

For commuters, Bury St Edmunds enjoys excellent road connections via the A14, providing convenient access to Cambridge, Ipswich, Newmarket and the wider regional road network. Bury St Edmunds railway station offers regular services to Cambridge, Ipswich and London connections, making the town particularly well suited for those travelling further afield.



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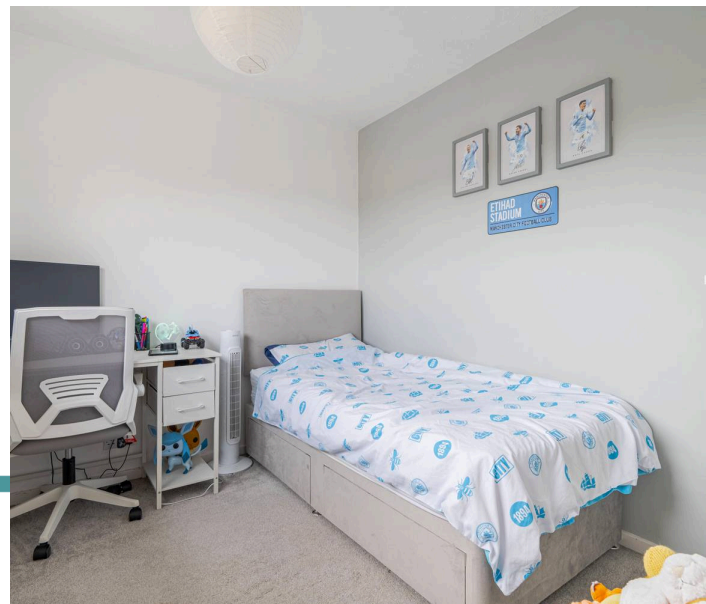
The accommodation begins with a welcoming entrance hall that immediately sets the tone for the rest of the home. Bright and airy, this inviting space provides a practical introduction to the property, creating an excellent first impression for visiting guests whilst offering access to the principal ground-floor rooms.

Positioned to the front of the property is the sitting room, a comfortable and relaxing reception space centred around an attractive feature fireplace that serves as an appealing focal point. Flooded with natural light, this room offers the perfect setting for everyday living, whether enjoying a quiet evening at home or entertaining family and friends.

The kitchen is equally well-appointed and practical, fitted with a range of modern cabinetry providing excellent storage and workspace. A central island creates an attractive focal point whilst enhancing functionality for food preparation and casual dining. Complemented by a freestanding oven and dedicated space for a tall fridge/freezer, the kitchen offers everything required for busy family life whilst remaining both stylish and easy to maintain.

Beyond, the home opens into an impressive extended dining and family room which forms the heart of the home. Thoughtfully designed to maximise both space and light, this versatile area features a vaulted ceiling that enhances the sense of volume, whilst a Velux window draws additional daylight into the room. French doors provide a seamless connection to the garden, allowing indoor and outdoor living to flow beautifully during the warmer months. Whether used for family meals, social gatherings or day-to-day relaxation, this open-plan space offers exceptional flexibility for modern lifestyles.

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Completing the ground-floor is a highly useful WC, which also serves as a practical utility area. With plumbing in place for a washing machine, this versatile room helps keep household tasks neatly separated from the main living accommodation.

The first-floor continues to impress with well-proportioned rooms arranged around a central landing. The accommodation has been carefully configured to provide comfort and privacy for every member of the household.

There are three bedrooms in total, each presented in excellent decorative order. The principal bedroom offers a generous and restful environment, whilst the remaining bedrooms provide flexible accommodation suitable for children, guests, home working or hobbies. Each room benefits from a bright and welcoming atmosphere, creating spaces that are both practical and enjoyable to use.



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Serving the bedrooms is a well-appointed family bathroom fitted with a comprehensive four-piece suite. Thoughtfully arranged, the bathroom provides both functionality and comfort, catering perfectly to the demands of family life while maintaining the modern presentation seen throughout the home.

Externally, the property continues to deliver. To the front, a neatly maintained lawned garden creates attractive kerb appeal and enhances the property's welcoming appearance. The rear garden enjoys a good degree of privacy and has been carefully maintained to provide an enjoyable outdoor environment. Predominantly laid to lawn, it offers ample space for children to play, gardening enthusiasts to enjoy or simply relaxing outdoors. A dedicated seating area provides a natural spot for outdoor dining during the summer months, whilst a brick-built outbuilding offers valuable additional storage.

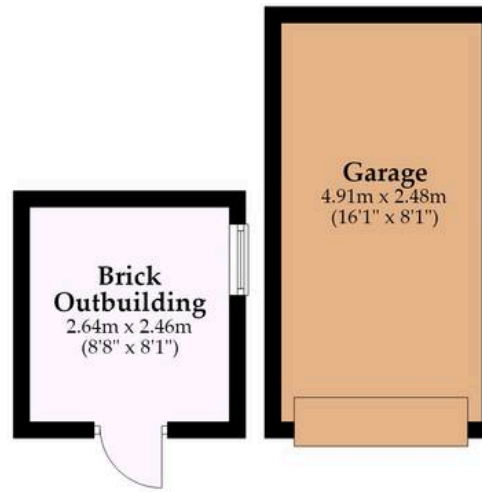
Parking requirements are well catered for with two off-road parking spaces and a single garage, providing secure storage and practical flexibility for a variety of needs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Outbuildings

Approx. 18.6 sq. metres (200.6 sq. feet)



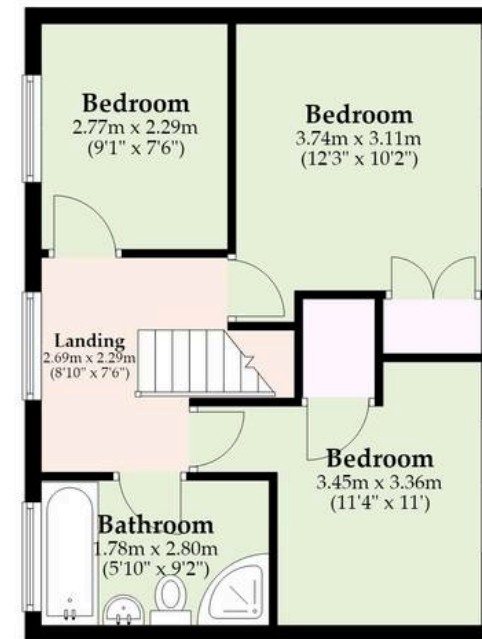
Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 116.0 sq. metres (1248.7 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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