



3 Yarn Walk, Bury St. Edmunds

Minors & Brady



3 Yarn Walk

Bury St. Edmunds

Contemporary family living, versatile spaces and a private setting come together beautifully in this impressive four-bedroom detached home on Yarn Walk. Occupying a desirable position within a quiet no-through road in Bury St Edmunds, the property offers bright and thoughtfully arranged accommodation including a spacious living room, an open-plan kitchen/dining/breakfast room with integrated appliances and breakfast bar, a separate study/utility room, and four well-proportioned bedrooms served by a family bathroom and en-suite. Outside, a private south/east-facing garden provides the perfect space for entertaining and family enjoyment, while a garage, driveway and additional parking complete this home, ideally suited to modern family living.

Location

Positioned on the northern side of Bury St Edmunds, Yarn Walk forms part of the modern Marham Park development, an area that has become increasingly popular with families, professionals and commuters seeking a balance between everyday convenience and access to Suffolk's countryside. The setting offers a contemporary neighbourhood environment while remaining within easy reach of the town's historic centre, renowned for its Georgian architecture, independent shopping streets and cultural attractions.





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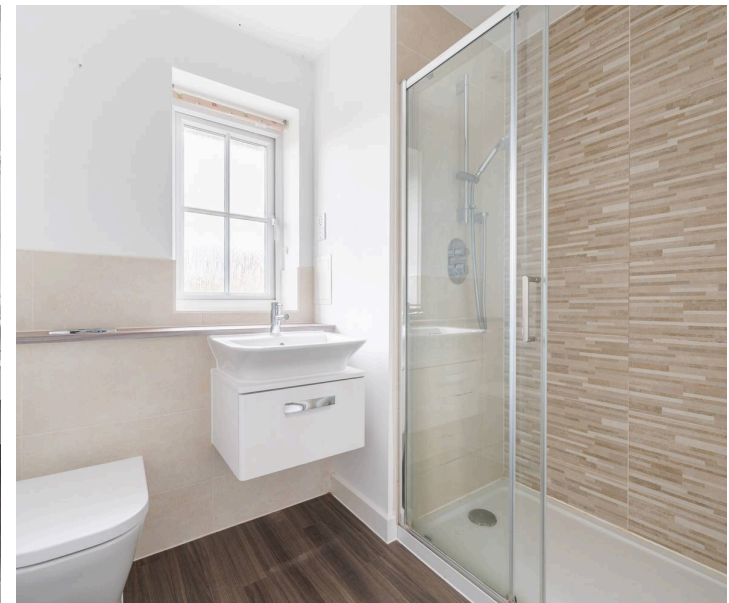
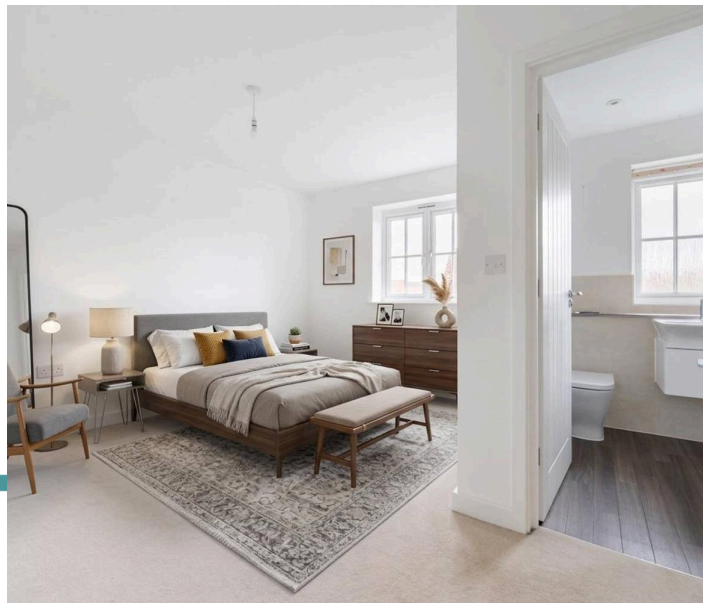
Day-to-day facilities are well catered for in and around Bury St Edmunds. The town centre provides an excellent range of independent boutiques, cafés, restaurants and traditional pubs, complemented by major retailers at the Arc Shopping Centre and nearby retail parks. Supermarkets including Tesco, Sainsbury's, Asda and Aldi are easily accessible, while a range of healthcare services, dental practices and the West Suffolk Hospital support everyday needs. Leisure opportunities are equally varied, with fitness centres, sports facilities, cinema complexes and community amenities found throughout the town.

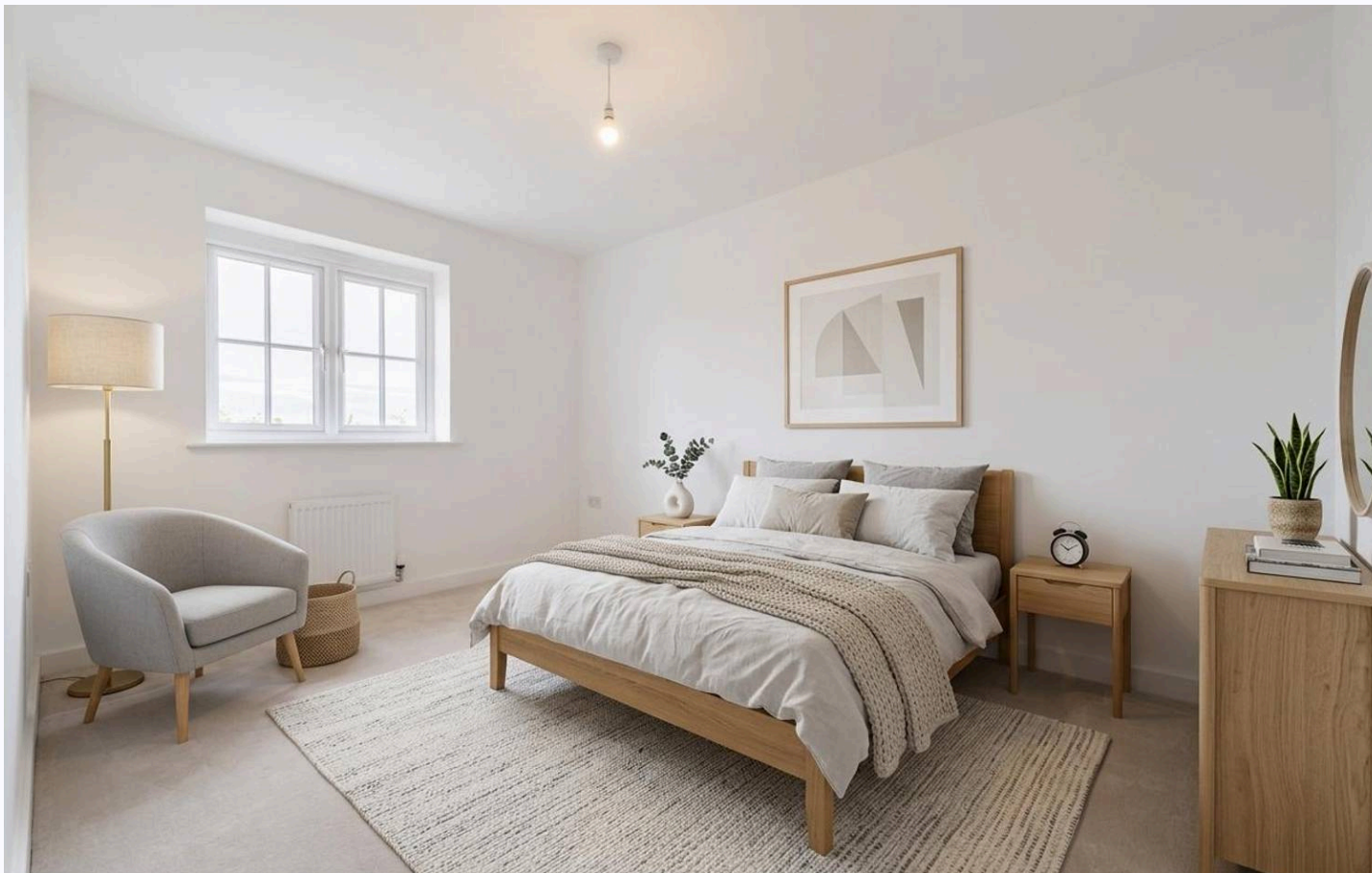
A selection of primary and secondary schools can be found nearby, including Howard Community Academy, while Bury St Edmunds offers further state and independent schooling options, sixth-form provision and access to higher education facilities in the wider region.

Yarn Walk lies within convenient reach of the A14, providing links towards Cambridge, Ipswich, the East Coast ports and the wider national motorway network. Bury St Edmunds railway station, approximately two kilometres away, offers regular services to Cambridge, Ipswich and connections onwards to London and other major centres, making the area a practical choice for commuters.

Beyond its practical advantages, the location benefits from the wider lifestyle attractions of West Suffolk. Residents can enjoy walks through the historic Abbey Gardens, visit the celebrated St Edmundsbury Cathedral, explore Nowton Park, or venture into the surrounding countryside of rolling farmland and picturesque villages. Nearby destinations such as Lavenham, Newmarket and Thetford Forest provide further opportunities for recreation, dining and days out.

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Occupying a desirable position within a no-through road in the sought-after town of Bury St Edmunds, this impressive four-bedroom detached family home offers spacious and versatile accommodation perfectly suited to modern family living.

The accommodation begins with a welcoming entrance hall, providing an immediate sense of space and connecting the principal ground floor rooms. Finished with contemporary flooring and useful storage, the hall creates an excellent first impression while offering a practical everyday entrance for family life. Positioned off the hallway is a conveniently located cloakroom, ideal for guests and day-to-day use.

To the front of the property, the living room provides a beautifully proportioned reception room, flooded with natural light from an attractive bay window and additional side aspect. The room offers a warm and inviting environment for relaxing with family or entertaining friends, with ample space for a variety of furnishings.



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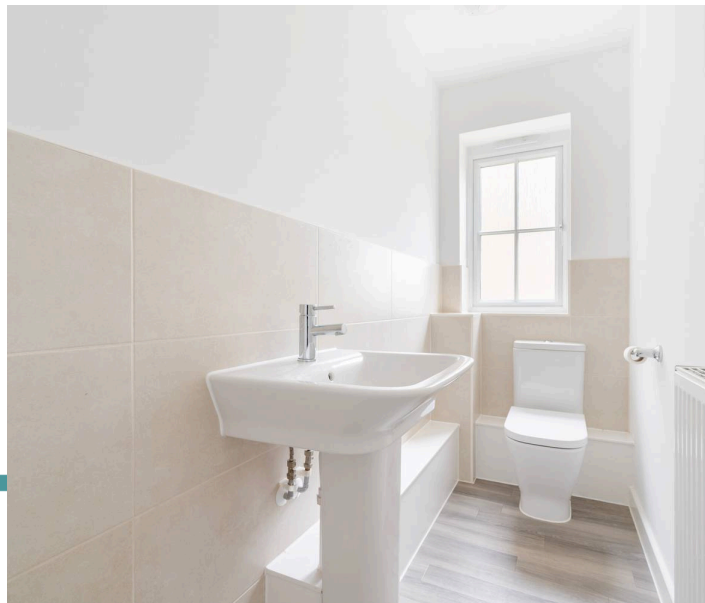
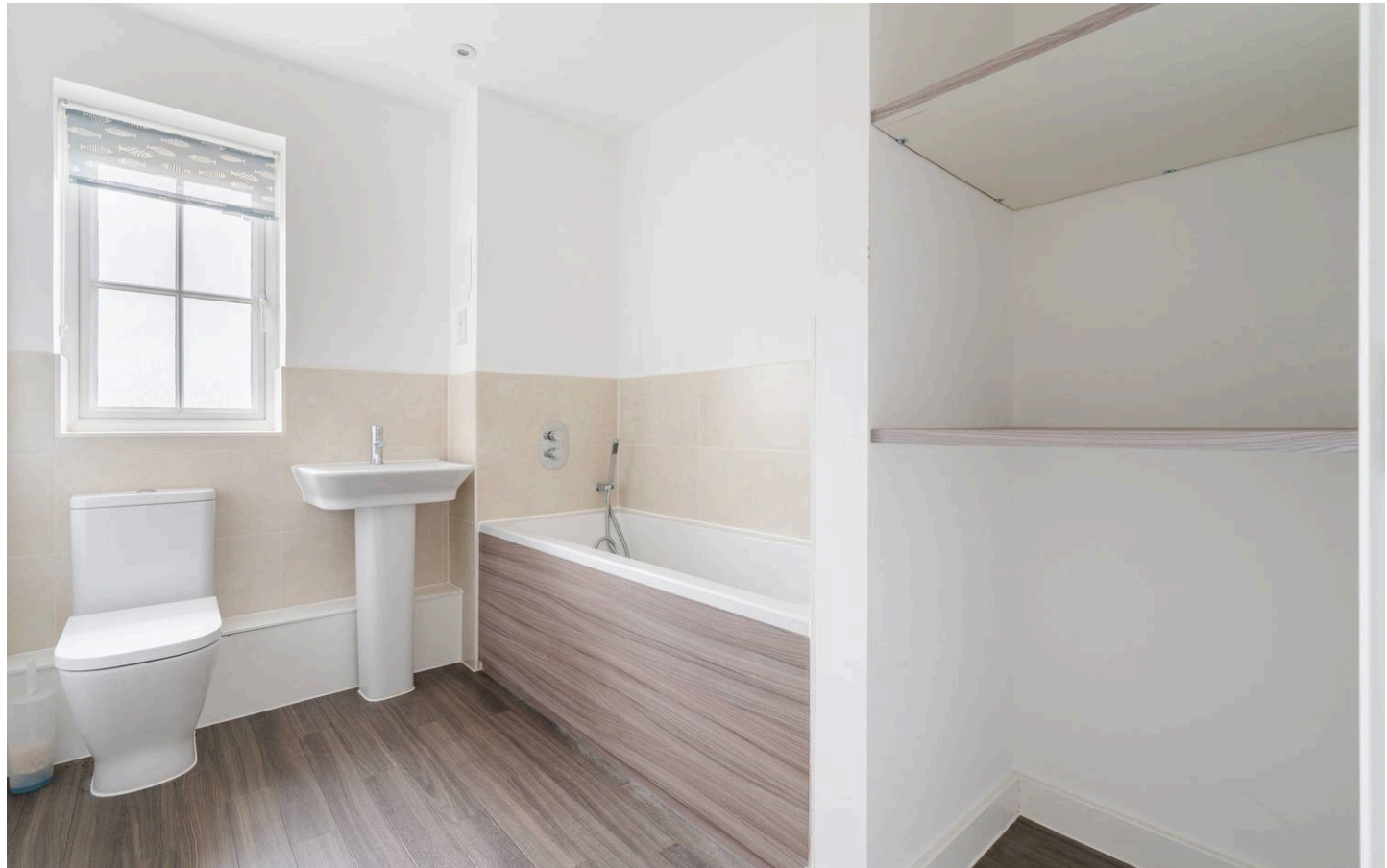
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Undoubtedly forming the heart of the home, the spacious kitchen/dining/breakfast room has been thoughtfully designed with both family living and entertaining in mind. Arranged as an open-plan space, it provides generous room for dining, socialising and everyday living. A stylish breakfast bar creates a natural gathering point, while an extensive range of fitted units and work surfaces offer excellent storage and preparation space. The kitchen is well-equipped with integrated appliances including a fridge/freezer, dishwasher, washing machine, double oven and induction hob with extractor hood, ensuring functionality is matched by convenience. Patio doors open directly onto the rear garden, allowing indoor and outdoor spaces to flow effortlessly together and enhancing the room with excellent natural light. Adding further versatility to the ground-floor is a separate study/utility room.

The first-floor is approached via a central landing which provides access to all four bedrooms, the family bathroom and an airing cupboard. There is also access to the partially boarded loft, complete with lighting, offering useful additional storage.

The principal bedroom enjoys a pleasant rear aspect and benefits from an excellent range of fitted wardrobe storage, including mirrored wardrobes, creating a practical and well-organised space. Complementing the room is a modern en-suite shower room, fitted with a walk-in shower, wash hand basin and WC, providing comfort and convenience for the homeowners.





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Bedroom two is a generous double bedroom positioned to the front of the property, while bedroom three is another well-proportioned room offering flexibility for children, guests or home working. Bedroom four overlooks the rear garden and would serve equally well as a bedroom, nursery or study, depending on individual requirements.

Serving the remaining bedrooms is the family bathroom, fitted with a panelled bath incorporating a shower attachment, wash hand basin and WC.

Outside, the property continues to impress. The south/east-facing rear garden is private and enclosed, creating a wonderful setting for outdoor enjoyment throughout the seasons. Predominantly laid to lawn, the garden offers ample space for children to play and for keen gardeners to personalise. A patio area provides the perfect spot for al fresco dining and entertaining, while established shrubs and planting add colour and interest. Additional practical features include an outside tap, external lighting, a storage shed and convenient access to the garage.

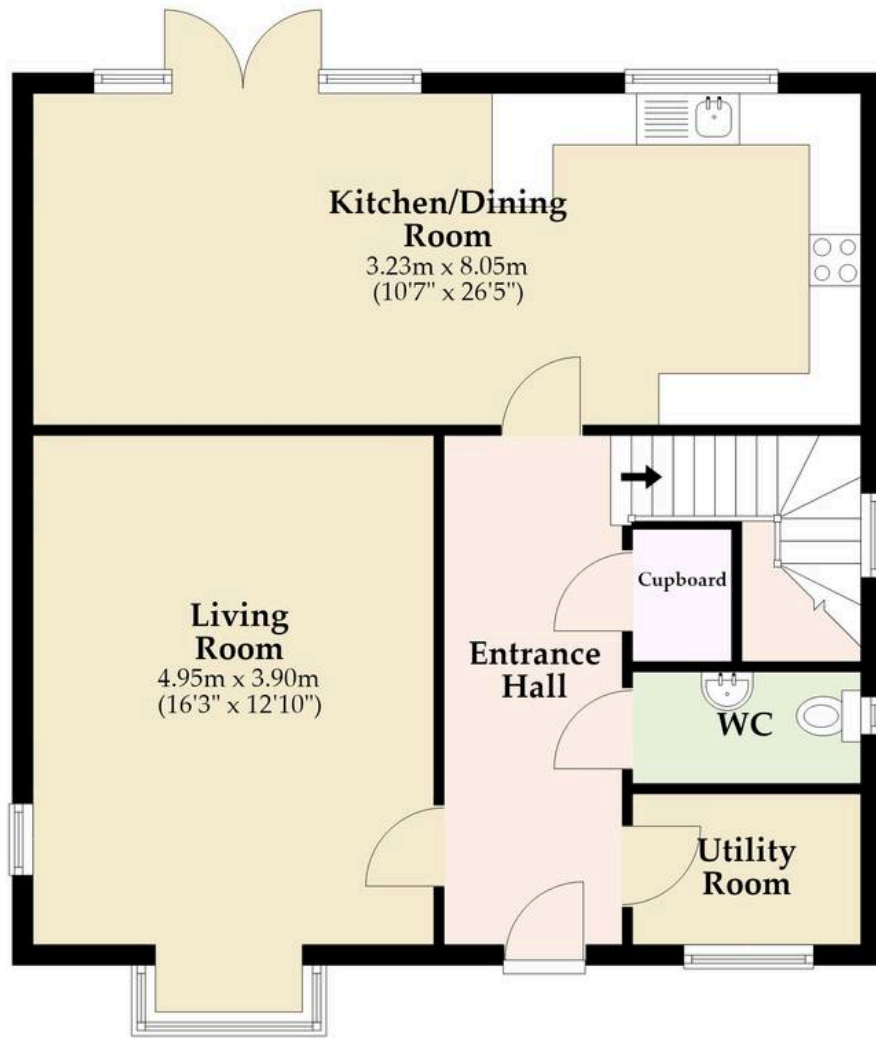
To the front and side of the property, excellent parking provision includes a driveway, garage and an additional parking space, ensuring ample room for multiple vehicles. The garage is equipped with power and lighting, making it suitable not only for vehicle storage but also as a workshop or additional storage facility.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

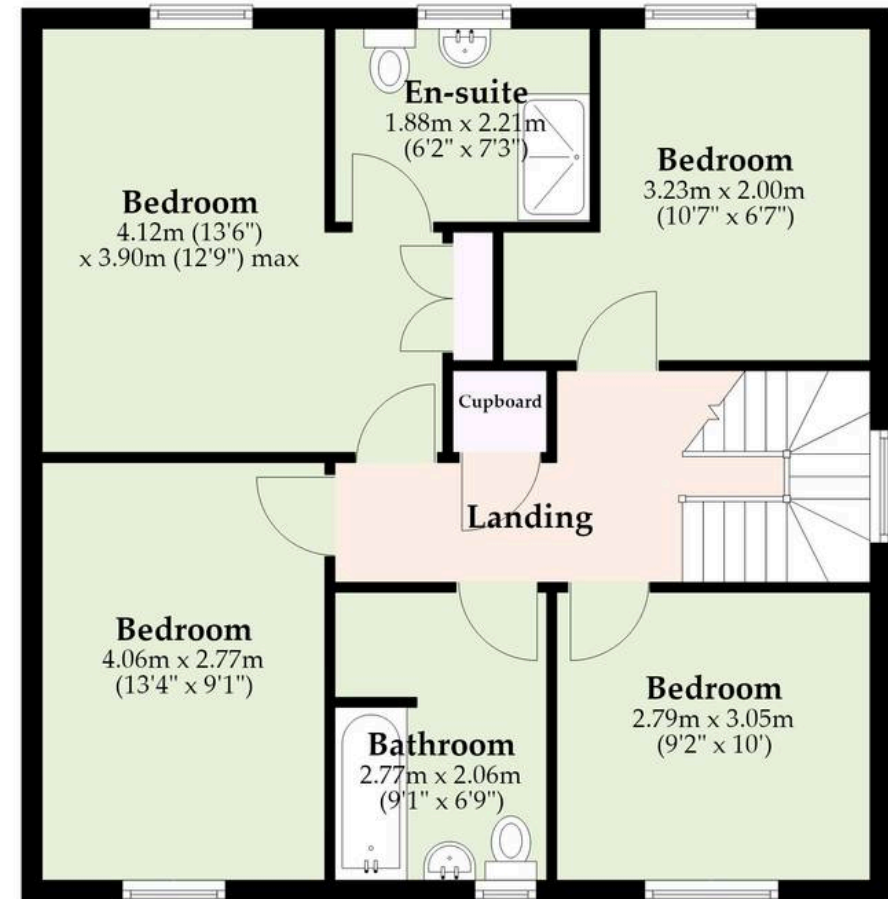
Ground Floor

Approx. 67.2 sq. metres (723.8 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 133.6 sq. metres (1438.5 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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