



Corsbie Close

Bury St. Edmunds

Guide Price £450,000

LACY SCOTT  
& KNIGHT

est. 1869

## 30 Corsbie Close

Bury St. Edmunds | Suffolk | IP33 3SU

Station 1 mile, Cambridge 28.5 miles, Stowmarket 14.5 miles

Chain-free and in a convenient position, close to the town centre! Spacious 3 bedrooms, 2 receptions, 2 bathrooms, and with the bonus of a parking space / garage to the rear.

Entrance Hall | Cloakroom | Sitting Room | Dining Room | Kitchen | Utility Room | 3 Bedrooms | En-suite to Principal Bedroom | Bathroom | Courtyard Garden | Detached Garage and Allocated Parking Space

### 30 Corsbie Close

This property presents rendered elevations under a tiled roof, and with uPVC double glazing throughout (replaced 2019).

With a spacious and bright internal layout, all rooms are well presented and neutrally decorated.

A double-glazed uPVC entrance door leads into the hallway – with a cloakroom, and storage cupboard, positioned under the stairs. The spacious dining room enjoys a window to the front and opens up to the kitchen which enjoys a window to the rear, has a vinyl type floor, a range of shaker-style units, wall mounted electric oven and grill, hob with extractor hood over, integrated fridge-freezer, space for a dishwasher, and sink.

The kitchen leads into a useful utility room, with the electric condensing boiler (wall mounted), space for laundry appliances, and door to the rear.



The sitting room is a spacious and bright room and has an attractive double aspect, including French doors leading to the rear courtyard garden and patio, and a window to the front elevation. There is also a stone fire surround, with decorative electric fire. Throughout the ground floor, curtains and blinds are fitted and will remain.

Stairs lead from the entrance hall to the first floor, with carpeted flooring, to the spacious landing with doors leading to all rooms.

There is a bathroom, with modern suite, and wall tiling, with a shower over bath, and low level WC, and basin, and extractor, as well as window to the front. Bedroom one, has a fitted

cupboard housing the electric hot water system, and double wardrobes built in, plus a shower room en-suite. Bedroom two has, a window to the front, built in double wardrobe and door through to bedroom three. Bedroom three to the rear also has a built in wardrobe and is a good size. There is access from the landing to the insulated loft space via a hatch.

### Outside

There is one allocated car parking space in front of the detached garage, to the rear, the garage having an electrically operated door fitted shelving providing storage, and a side courtesy door into the garden.

The rear paved courtyard garden is an attractive area, fully enclosed, with a gate giving access to the rear. It is attractively planted, with mature established plants. There is space for garden furniture, and a useful covered glass roof pergola over the patio providing shelter and weather protection to the rear patio. This enclosed outdoor area enjoys an East-facing aspect.

### Location

Corsbie Close is just a stone's throw away from the centre of Bury St Edmunds. However, this property is located in a quiet cul-de-sac setting offering respite from the hustle and bustle - with easy access into and out of the town centre and walks alongside the water meadows.

Bury St Edmunds provides an extensive range of shopping facilities including the Arc shopping centre, historic Cathedral and Abbey Gardens and Theatre Royal, all within walking distance. There is an excellent range of educational, recreational, dining and cultural facilities close by. Bury St Edmunds also offers convenient access to the A14 and rail services to Cambridge, London Liverpool Street and Kings Cross.

### Property Information

**Services:** Mains electricity, water, drainage. Central heating via electric boiler / radiators / hot water system.

**Please note** – Mains gas supply is currently **NOT** connected internally.

**Local Authority:** West Suffolk Council. Council Tax Band E.

**Tenure:** Freehold.

**Broadband:** Ultrafast available, source Ofcom.

**Mobile signal coverage:** Good outdoor, Variable in home, source Ofcom.



### Agent's Note

We understand that there is an annual maintenance charge payable to Cathedral Meadows Management Ltd. The maintenance charge for the current year ending 31/12/2025 is £315.75.

### Directions

Corsbie Close is just off Cullum Way the A1302, close to the roundabout at Westgate Street / Out Westgate. The property can be found a short distance into Corsbie Close on the right hand side.

What3words///scribbled.predict.party

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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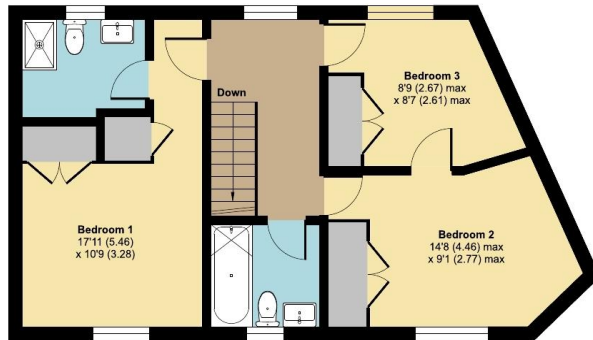
## Corsbie Close, Bury St. Edmunds

Approximate Area = 1086 sq ft / 100.8 sq m

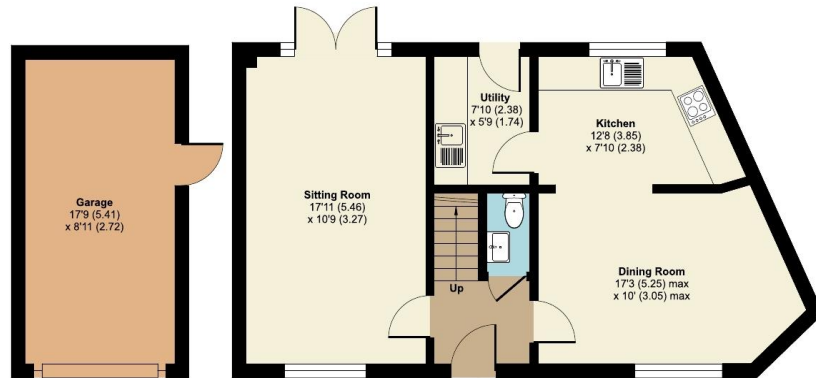
Garage = 158 sq ft / 14.6 sq m

Total = 1244 sq ft / 115.4 sq m

For identification only - Not to scale



FIRST FLOOR



GARAGE

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Lacy Scott & Knight. REF: 1359348



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    | 66 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN