



**2 Snowdrop Close,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

2 SNOWDROP CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7LZ

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

A spacious and well-presented detached family home with well maintained accommodation arranged over 2-floors with proportionate yet low maintenance rear gardens, ample off-road parking and garaging.

A spacious and well-presented detached family home on the ever-popular Moreton Hall development offered for sale with NO ONWARD CHAIN.

ENTRANCE HALL: With storage cupboard and stairs rising to first floor.

Door to:-

SITTING ROOM: A light dual aspect reception room with window to front and French style double doors opening onto the rear terrace. Inset feature fireplace with hearth and ornamental surround.

KITCHEN: Well appointed with a range of matching wall and base units with worksurfaces over, one and a half bowl stainless steel inset sink with drainer and mixer tap. Electric hob with extractor over, integrated dishwasher, oven and microwave. Full height fridge and personnel door leading to the side of the property. Door to:-

UTILITY ROOM: With spaces for further white goods, additional worksurfaces, wall mounted units and window to front aspect.

DINING ROOM: With an open plan layout leading from the kitchen and French style double doors opening onto the terrace abutting the rear of the property.

CLOAKROOM: With white suite comprising WC and hand wash basin.

First Floor

PRINCIPAL BEDROOM: A spacious double bedroom with integrated wardrobes, window to front aspect and door to:-

ENSUITE: With white suite comprising WC, hand wash basin, walk-in shower and frosted window.

BEDROOM 2: A spacious double bedroom with integrated wardrobe and window to front aspect.

BEDROOM 3: A spacious double bedroom with window to rear aspect.

BEDROOM 4: Window to rear aspect.

FAMILY BATHROOM: With white suite comprising WC, hand wash basin, chrome heated towel rail, bath with shower attachment over and shower screen. Frosted window to rear.

2 SNOWDROP CLOSE, BURY ST. EDMUNDS, SUFFOLK. IP32 7LZ

Outside

The property occupies a prominent position on Snowdrop Close with a dropped kerb to the front elevation providing access to the driveway which provides ample **OFF-ROAD PARKING** for a number of vehicles as well as vehicular access to the:-

GARAGE: With up and over door to front.

The rear gardens are a delight, deliberately low maintenance in nature, predominately laid to terracing with a substantial terrace immediately abutting the rear of the property with steps down to a large sun terrace around which there are a number of maturing borders home to specimen trees and shrubs. To the rear most part of the plot there is space for a storage shed and the boundaries are defined by fencing to all sides.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,550.03 - 2024/25.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely.

(source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///oils.winners.surcharge.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



