



**Cobb Close, Bury St. Edmunds**

**Sheridans**







## Cobb Close, Bury St. Edmunds IP32 7LG

Guide Price £285,000

This modern two bedroomed town house provides well presented accommodation including a lovely refitted kitchen and bathroom, tastefully decorated throughout and complemented by a low maintenance garden and off road parking space.

Situated on the popular Moreton Hall development and benefitting from gas fired radiator central heating and double glazing throughout, the accommodation currently in brief comprises; entrance door opening to an entrance hall with door to the cloakroom and to the well-equipped attractive refitted kitchen featuring a range of eye level and base units providing drawer and cupboard space beneath preparation surfaces. It also houses built in appliances, including oven and hob. The sitting/dining room is a well proportioned reception room with French doors to the rear garden and stairs lead off to first floor with under stairs cupboard.

On the first floor there is a landing from which both double bedrooms and the bathroom are accessed. The modern refitted bathroom has a full white suite comprising a shower bath with shower screen and an oversized shower head, wash hand basin with vanity drawers beneath and a low level wc with a concealed cistern.

### Location

The property is situated on the ever popular Moreton Hall,

which is situated on the eastern outskirts of the town. The immediate area is extremely well served with a range of amenities including, primary school and new secondary school, church, public house, coffee shop, post office, doctor surgery, community centre and Tesco Express store. The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

### Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini

- Set in a much sought after lcul-de-sac location
- Two double bedrooms
- Modern refitted well equipped kitchen
- Refitted bathroom
- Good sized rear aspect sitting/dining room with oak flooring
- Rear garden with Sandstone terrace and the remainder laid to lawn
- Allocated parking for one vehicle
- No onward chain

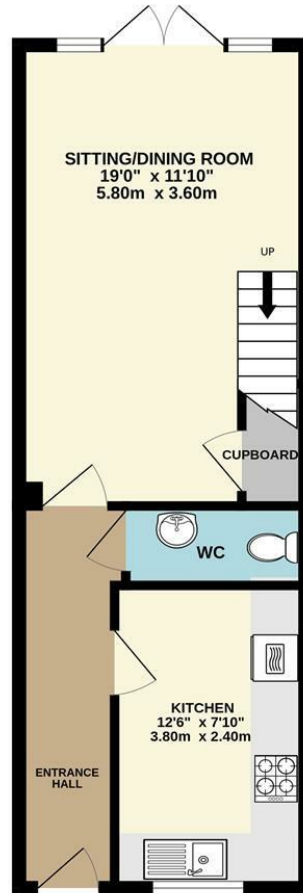
roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road signposted Thurston and take the 2nd right hand turning onto Tassel Road. Follow the road taking the second turning on the left into Cobb Close.

### Outside

To the rear of the house there is a pleasant landscaped garden laid mainly lawn with a paved terrace adjacent to the sitting room and accessed via double french doors.



## GROUND FLOOR



## 1ST FLOOR



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.  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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