



**Cranesbill Drive, Bury St. Edmunds**

**Sheridans**







We are pleased to market this three bedroom detached house, situated on the popular Moreton Hall Development house providing beautifully presented accommodation in a popular town location.

This three bedroom home is in good decorative order. This vacant property has had new front and rear patio doors. Through the entrance hall is a door leading to the sitting room, with a feature fire place, a door leading to a fitted kitchen/dining room with electric oven and gas hob, integrated dishwasher and a comprehensive range of storage units, with double patio doors leading to the rear garden. Door to the downstairs cloakroom.

On the first floor is a landing leading to the three bedrooms including the principal bedroom with en-suite shower room. There are two further bedrooms and a family bathroom.

## Outside

To the front of the property is a grass area, a driveway and access to a single garage. To the rear of the property there is a small patio area, with the rest of the garden laid to lawn. There is also a door to access the back of the garage and a gate down the side of the property for access.



## Location

The house is situated within easy reach of the historic town centre and the excellent range of schooling, shopping, recreational and cultural facilities as well as the A14 and other major links such as the A134 and A143. 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 east along Eastgate Street. At the small roundabout bear right onto Barton Road and at the traffic lights turn right. Follow the road proceeding straight over the



- Modern detached house in excellent decorative order
- Sought after Moreton Hall location
- Kitchen/breakfast room with pleasant rear aspect
- Sitting room
- Ensuite to master bedroom
- Family bathroom
- Downstairs cloakroom
- Good sized rear garden
- Single garage and off road parking
- No onward chain

roundabout. At the next roundabout turn left onto the Cranesbill Drive and the house is located further along on the left.

## Services

Mains electricity, water and drainage. Gas central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

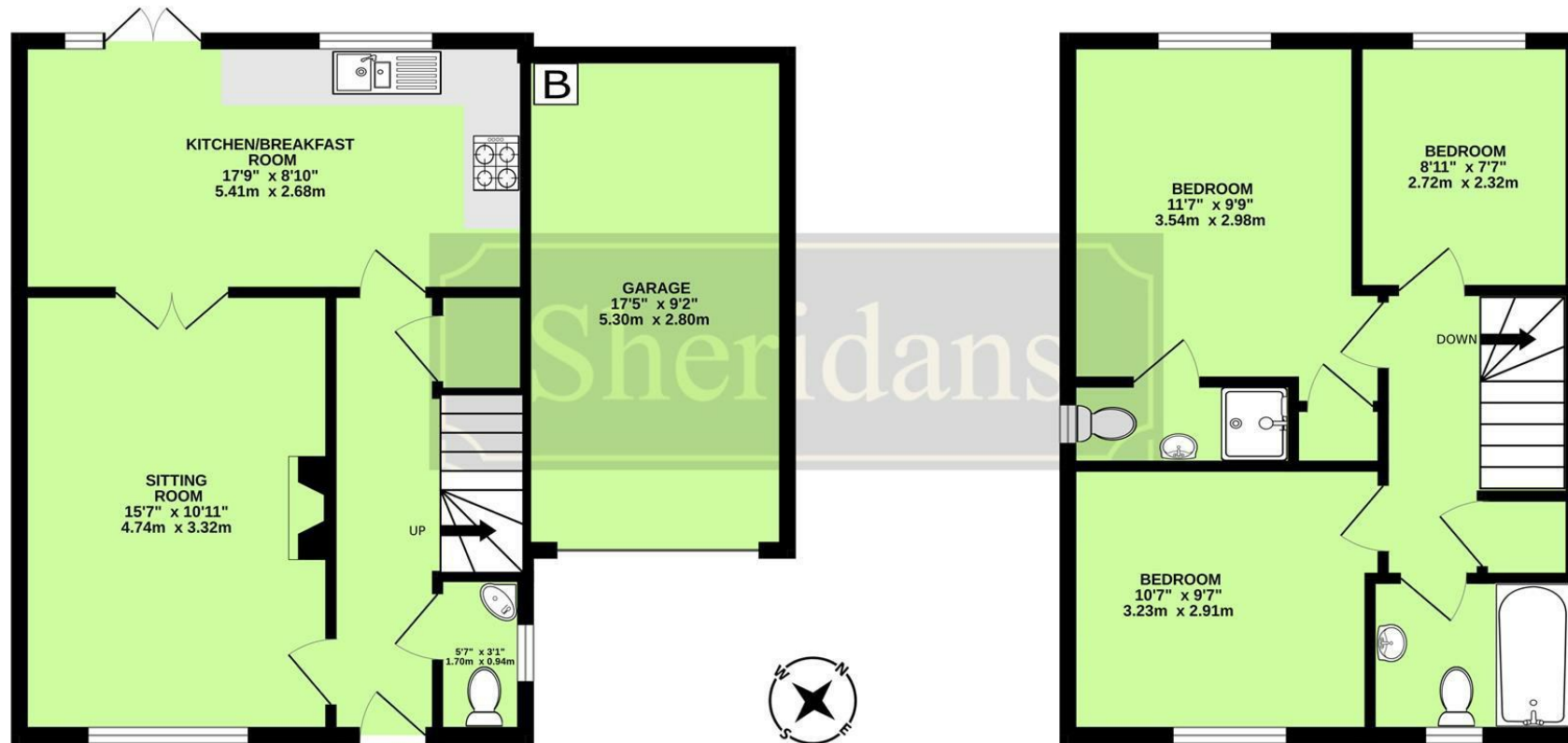
Flood Risk: Very Low Risk



GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.

TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



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.

**Sheridans Estate Agents**

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