



Northern Rose Close, Bury St. Edmunds, IP32 7PB

£310,000





## DRAFT DETAILS

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£310,000

We are pleased to present: An attractive spacious, mews-style, mid-terraced 3-storey townhouse, in popular Moreton Hall area of town. Hall, Cloakroom, Double Bedroom 3/Playroom/Study, Utility Room, Lounge with Juliet Balcony, Kitchen/Dining Room, 2 Further Double Bedrooms - 1 En-Suite, Bathroom, Garage, Parking, Rear Garden, IDEAL FAMILY/INVESTMENT, VIEW ASAP.

## DESCRIPTION

This attractive and spacious, modern 3-storey mews-style, mid terraced townhouse, presents with brick elevations and a tiled roof. It has the attractive feature of a first floor Sitting Room, with Juliet balcony, affording lovely views over a communal garden/seating area, and practical Kitchen/Dining Room, ground floor Cloakroom, Utility Room, 3 double bedrooms - one with En-Suite, and a family Bathroom, with both bath and shower enclosure. There is the added benefit of a Garage, with parking, and a rear garden. It is convenient for the schooling and other amenities of this popular area of Moreton Hall, and would suit both family buyers, and those seeking an investment property. The current owners have found a new-build property, and therefore, we would recommend viewing at the earliest opportunity.





## DIRECTIONS

From Bury St. Edmunds proceed along Eastgate Street and bear right at the mini roundabout into Barton Road. At the traffic lights turn right into Orttewell Road and then turn left at the roundabout onto Mount Road. Continue along over the traffic lights, and take the right turning into Airfield Road. Turn right into Liberty Close, and then right again into Northern Rose Close, where the property will be found, as part of a crescent of similar properties, overlooking a communal development garden and seating area, on the left.

## HALL

Approached via a sealed unit panelled part glazed front door, with glass block side panel. Wood laminate floor, stairs to first floor with open area beneath, consumer unit, radiator.

## CLOAKROOM

White suite comprising wc, corner wash basin, tiled splashbacks, tiled floor, radiator, extractor fan.

## BEDROOM 3/PLAYROOM/STUDY 13'2" X 7'6" (4.01M X 2.29M)

Radiator, UPVC window to rear.

## UTILITY ROOM 7'4" X 6'4" (2.24M X 1.93M)

Range of light oak finish 'Shaker' style base and wall mounted units, work surface, tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, tiled floor, cupboard housing wall mounted gas boiler, radiator, sealed unit window to rear, sealed unit part glazed door to rear garden.

## FIRST FLOOR LANDING

Stairs to second floor, radiator, UPVC window to front.

## SITTING ROOM 16'8" X 11'2" (5.08M X 3.40M)

Wood-effect vinyl floor, TV point, telephone point, radiator, UPVC glazed double doors with 'Juliet' balcony and metal railings, affording a lovely front view overlooking a communal development garden area. Panelled double doors to:

## KITCHEN/DINING ROOM 20'11" X 8'6" (6.38M X 2.59M)

Range of light oak 'Shaker' style base and wall mounted units, work surfaces, tiled splashbacks, tiled floor, inset 1/1/2 bowl stainless steel sink unit with mixer tap, inset gas hob with cooker hood over, built-in electric oven/grill, space for fridge/freezer, plumbing for dishwasher, space for under-unit fridge or freezer, radiator, UPVC window to rear, UPVC glazed double doors with 'Juliet' balcony and metal railings, affording a view overlooking the rear garden.

## SECOND FLOOR LANDING

Built in airing cupboard housing pressurised hot water tank, radiator.

## BEDROOM 1 14'4" X 13'3" MAX (4.37M X 4.04M MAX)

Built-in double wardrobe, TV point, telephone point, loft access, radiator, 'tilt 'n' turn' style UPVC window to front.

## EN-SUITE 8'3" X 4'7" (2.51M X 1.40M)

White suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin, tiled splashbacks, radiator, extractor fan.







### **BEDROOM 2 12'0" X 11'0" (3.66M X 3.35M)**

Telephone point, radiator, UPVC window to rear.

### **BATHROOM 8'7" X 8'4" MAX (2.62M X 2.54M MAX)**

White suite comprising panelled bath with 'telephone' style mixer shower attachment, tiled shower enclosure with shower controls, wc, pedestal wash basin, tiled splashbacks, wood-effect vinyl floor, shaver point, extractor fan, UPVC frosted window to rear.

### **OUTSIDE**

To the front of the property, a driveway provides vehicular standing for at least one car. This leads to an INTEGRAL GARAGE: 16'8" x 10'5" (5.08m x 3.18m), with up and over style door, power and light connected. To the rear, the garden is enclosed by fencing, being laid principally to lawn with paved patio area and an outside water tap. A gate provides pedestrian side access, leading behind neighbouring properties, and to the front.

**AGENT'S NOTE:** The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band D.

### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the

original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **TRANSPORT LINKS**

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### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>

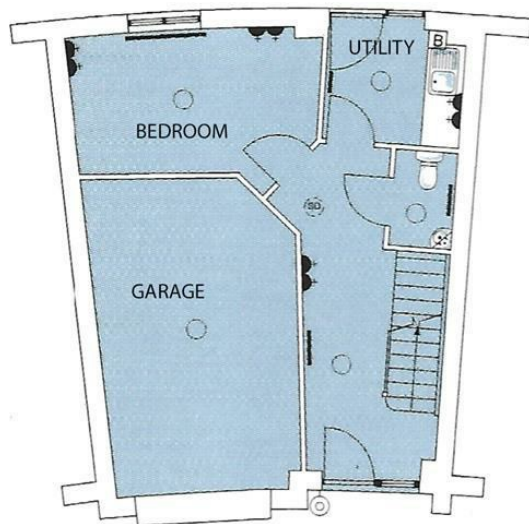




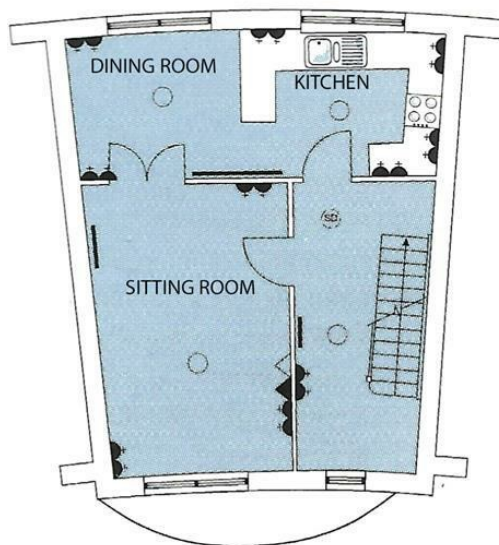


# FLOORPLAN

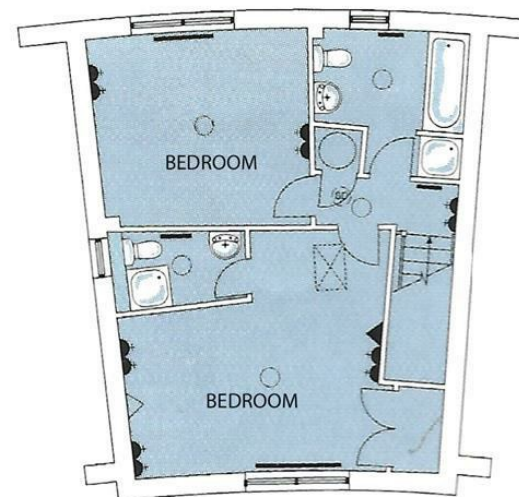
## Ground Floor



## First Floor




## Second Floor





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

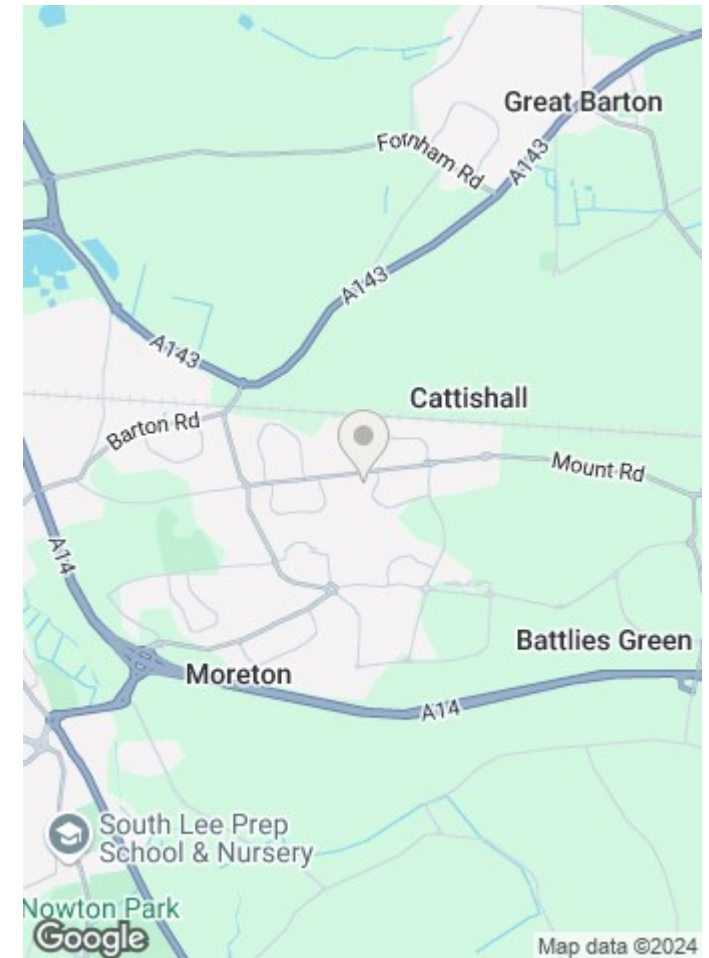
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## PROPERTY SUMMARY

- **GROUND FLOOR - HALL**
- **DOUBLE BEDROOM 3/PLAYROOM/STUDY**
- **UTILITY ROOM**
- **FIRST FLOOR - LANDING**
- **SITTING ROOM WITH JULIET BALCONY**
- **KITCHEN/DINING ROOM WITH BALCONY**
- **SECOND FLOOR - LANDING**
- **2 FURTHER DOUBLE BEDROOMS - 1 EN-SUITE, BATHROOM**
- **INTEGRAL GARAGE, PARKING, REAR GARDEN, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING**
- **IN POPULAR MORETON HALL AREA OF TOWN, CONVENIENT FOR SCHOOLING & OTHER AMENITIES, SPACIOUS ACCOMMODATION, IDEAL FAMILY/INVESTMENT, EARLY VIEWING ADVISED**



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** 



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.