

SELWAY DRIVE

BURY ST EDMUNDS, IP32 7PL

F O R S A L E

- 2 DOUBLE BEDROOMS
- CHAIN FREE
- MORETON HALL
- WELL-PRESENTED
- OFF ROAD PARKING
- EPC C
- COUNCIL TAX BAND B

PRICE
£230,000



GD Estates are delighted to present this well-presented, two-bedroom mid-terrace home, situated on the highly sought-after Moreton Hall development in Bury St Edmunds.

The property is offered to the market chain free and the internal accommodation is bright and well-proportioned, featuring a spacious living/dining room, a fitted kitchen, and a convenient ground-floor cloakroom. Upstairs, the property boasts two double bedrooms, both benefitting from built-in wardrobes, which are served by a modern family bathroom.

Externally, the property enjoys a private rear garden and the added benefit of off-road parking.



LOCATION:

Selway Drive located on the popular Moreton Hall development on the eastern side of Bury St Edmunds. Moreton Hall offers a range of local facilities within walking distance, including the Moreton Hall Health Club and Abbots Green Primary Academy. The town centre of Bury St Edmunds is just a short distance away and boasts a range of additional facilities, including the Abbey Gardens, Arc Shopping Centre, and Theatre Royal, as well as a train station with links to London Liverpool Street. The property is also within easy access of the A14 trunk road, providing links to the nearby towns of Ipswich and Cambridge, and London via the M11. This property is ideal for both those wishing to enjoy the town and those needing to commute further afield.

ENTRANCE HALLWAY:

The property is entered via a composite door into the entrance hallway, which provides access to all ground-floor accommodation. The hallway also features stairs rising to the first floor and a central heating radiator.

LIVING/DINING ROOM

13' 11" x 13' 5" (4.24m x 4.09m):

A bright and spacious living/dining room with plenty of room for a sofa suite and dining furniture. Featuring a practical understairs storage cupboard, one radiator, and uPVC patio doors leading to the rear garden.

KITCHEN

8' 7" x 6' 4" (2.62m x 1.93m):

A well-equipped kitchen boasting a range of wall-mounted and under-counter cabinets set beneath square-edge worktops with complementary tiled splashbacks. Integrated appliances include a gas hob and electric oven with an extractor fan over. There is further space and plumbing for a dishwasher or washing machine, as well as an under-counter fridge. The room is finished with a uPVC window to the front aspect and a convenient plinth heater.

CLOAKROOM:

The cloakroom is fitted with a white suite comprising a low-level WC and a pedestal wash hand basin. The room is finished with a radiator and an obscure uPVC window to the side aspect.



LANDING:

The spacious landing provides access to all first-floor accommodation and includes a loft access hatch..

BEDROOM ONE

12' 0" x 9' 3" (3.66m x 2.82m):

A well-proportioned double bedroom featuring two built-in wardrobes and a further airing cupboard offering additional storage. The room is finished with a uPVC window to the front aspect and one radiator.

BEDROOM TWO

10' 9" x 7' 3" (3.28m x 2.21m):

The second double bedroom also features built-in wardrobes, providing excellent storage space. This room is finished with a uPVC window overlooking the rear garden and one radiator.

FAMILY BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m):

The family bathroom features a three-piece white suite comprising a panelled bath with a mains-fed shower and screen over, a low-level WC, and a pedestal wash hand basin. The room is completed with an obscure uPVC window to the rear aspect and a radiator.

EXTERNALLY:

Externally, the property boasts a fully enclosed rear garden, predominantly laid to lawn with a paved patio area and well-presented shrub borders. A central path leads to the rear gate, which provides convenient access to the property's off-road parking

SERVICES

The property offers mains water, drainage, electric and gas. Gas fired central heating.

TENURE

The property is FREEHOLD, chain free and to be sold with vacant possession.



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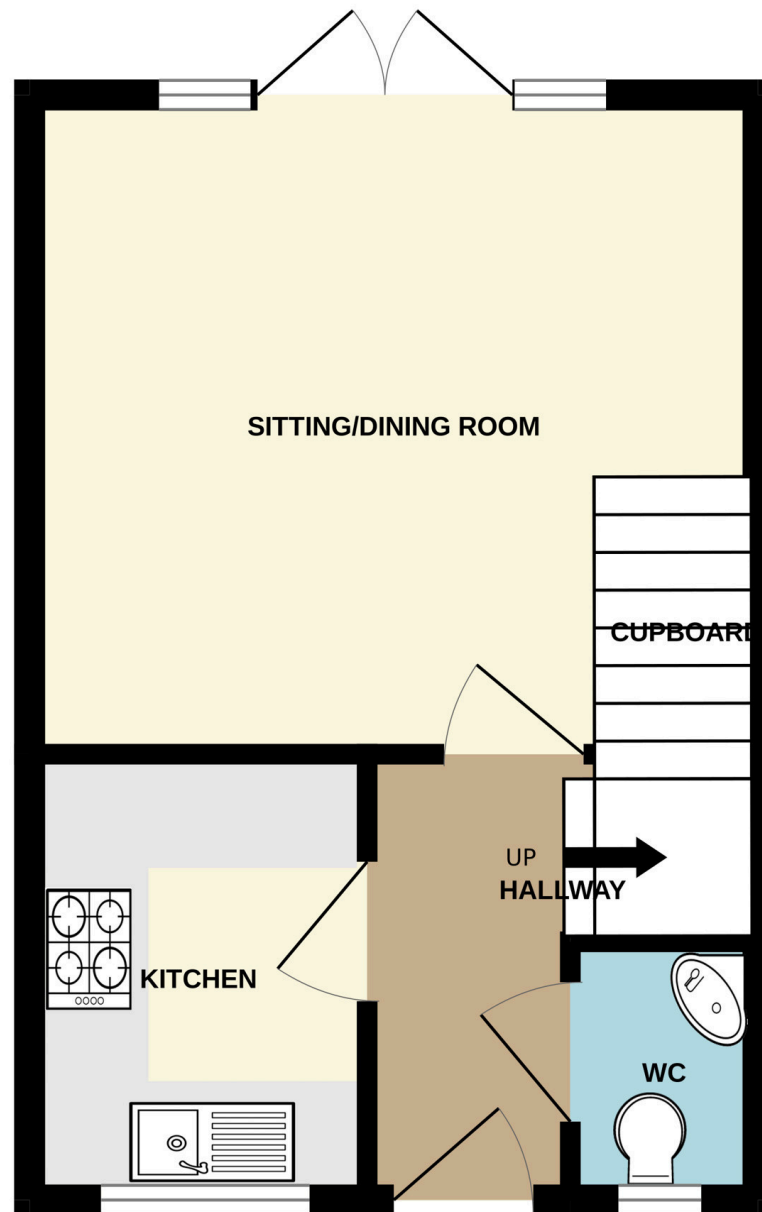


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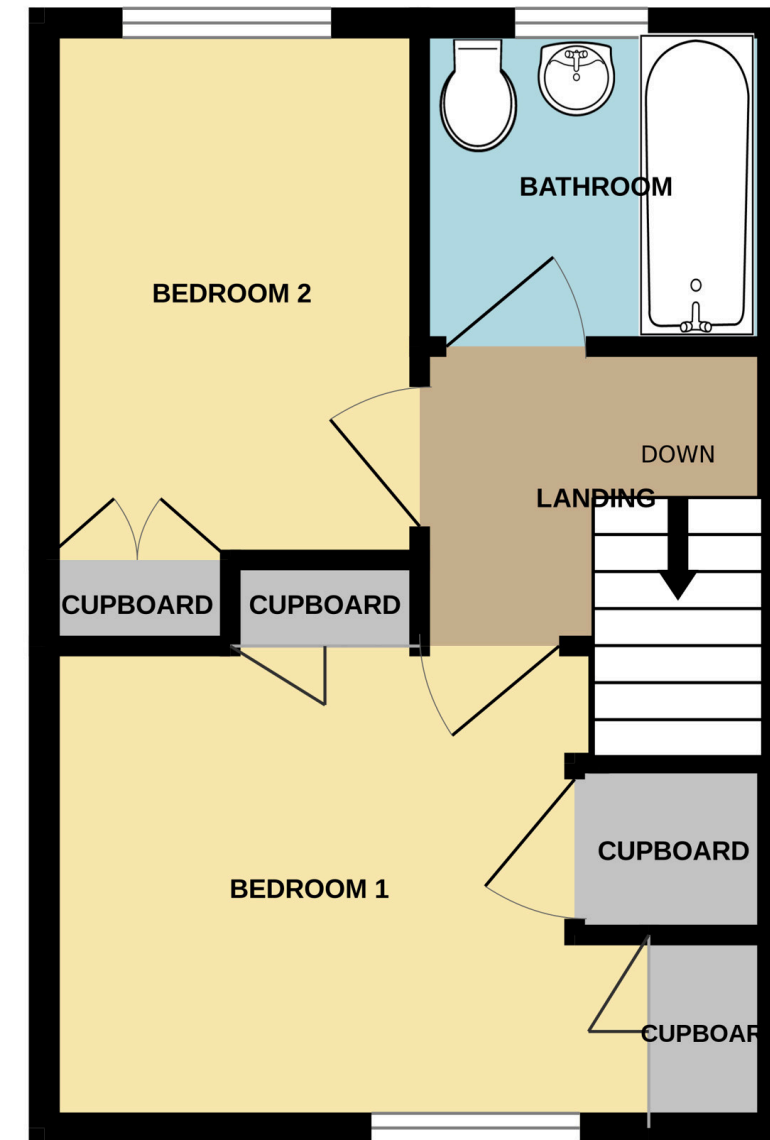


	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR



1ST FLOOR



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