

A two-story brick house with a tiled roof. The house has a satellite dish on the left side, a large window on the ground floor, and a smaller window on the first floor. A wooden bench and flower pots are in the front garden. A red car is parked in a garage on the right. The house is surrounded by trees and a blue sky.

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

129 Codling Road,  
Bury St. Edmunds, IP32 7HE

Guide Price  
£435,000



*This modern detached house is set in glorious gardens and must be viewed to be fully appreciated*

Occupying a 'tucked away' position on the ever-popular Moreton Hall development, this much loved detached family home is full of surprises. Once inside the house feels much more homely than most modern houses, with character finishes and wonderful gardens which would not feel out of place amongst rolling countryside.

The house, which has been made super energy efficient with 2 sets of solar panels and an air source pump, is served by gas-fired central heating and uPVC sealed unit glazing. The accommodation includes a large sociable kitchen/diner, spacious sitting room and a delightful garden room which offers the best views of the beautifully established gardens.

- Chain-Free detached family home
- Set in beautifully landscaped gardens
- Hall, cloakroom, large kitchen/diner
- Spacious sitting room, garden room
- 4 Bedrooms, en suite & family bathroom
- Solar panels, gas central heating
- Garage, off street parking





The property has been owned by the present vendors for around 30 years - a testament if needed to what a lovely home it has been to live in. In more detail, the accommodation comprises:

On the ground floor: The entrance hall includes a cloakroom and gives access to both the sitting room and kitchen/diner. The kitchen/diner is a lovely dual-aspect room and includes plenty of storage cupboards and worktop surfaces. There is an integrated gas Aga cooking range and further appliance space. There is lots of space for a good-sized table and a door to the outside. The sitting room has a box bay window and sliding doors which open up into the garden room. This combined space provides the perfect space for entertaining.

On the first floor: The landing area gives access to all 4 bedrooms and the family bathroom. Bedroom 1 includes a range of fitted wardrobes and an en suite shower.

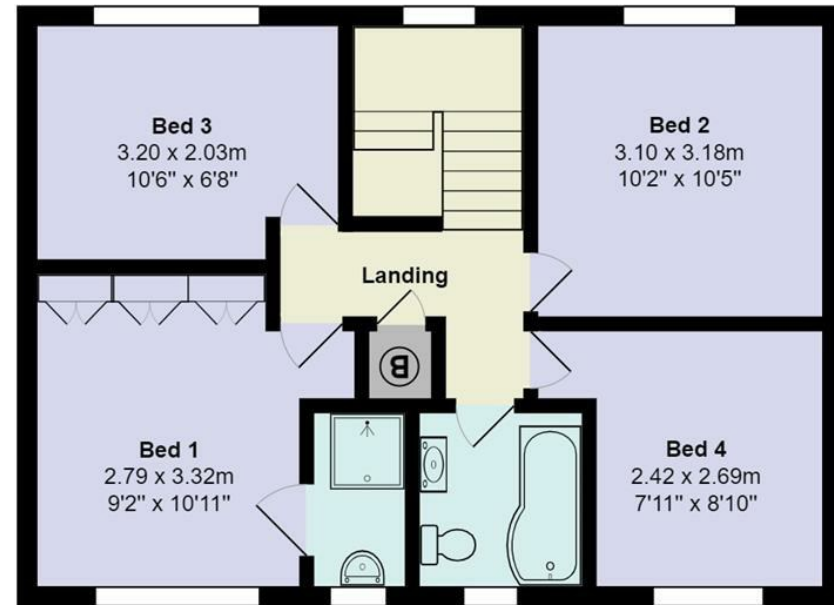
Outside. The property is approached over a shared driveway which provides parking. The garage has been divided to provide a small carport at the front and a very useful storage room at the back with shelving, cupboards and light and power connected. The garage could easily be reinstated by removing the partition as there is already an electric roller door.

The rear gardens have been beautifully landscaped and you feel nature surrounding you as you gently stroll through the wide variety of specimen shrubs and trees. There is a sheltered patio area and pergola.

COUNCIL TAX - BAND D  
ENERGY PERFORMANCE RATING - B  
COUNCIL - West Suffolk  
SERVICES - All main services connected  
BROADBAND - Ofcom states Ultrafast broadband is available  
Mobile - Ofcom states all mobile phone providers are likely  
WHAT3WORDS - ///roaming.stilted.lightbulb







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