



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

8 Kingfisher Road,
Bury St. Edmunds, IP32 7GA

Guide Price
£525,000

Space for all the family in this handsome detached house

Occupying a pleasant cul-de-sac setting on the ever-popular Moreton Hall development, this exceptionally spacious detached house is really quite a find.

With well-proportioned accommodation arranged over 3 floors, the property is perfect for larger families or indeed anyone looking for lots of space in a well served location.

The house, which benefits from gas-fired central heating and uPVC sealed unit glazing, is decorated in neutral shades, adding to the feeling of light and space.

Set in private gardens, the longer than standard garage, has been partly converted to provide a useful work from home space.

- Spacious 3 storey detached house
- Occupying a well served location
- Hall, cloakroom, spacious sitting room
- Kitchen/breakfast room, dining room
- Master suite with en suite & dressing area
- 4 Further bedrooms, 2 further bathrooms
- Gas heating, uPVC sealed unit glazing
- Converted garage and parking



In more detail, the property comprises:

On the ground floor:

The entrance hall has a staircase to the first floor and a cloakroom. The kitchen/breakfast room includes an excellent range of cupboards and worktop surfaces, a breakfast bar together with an integrated oven, hob, dishwasher and washing machine. A door leads to the outside and patio.

The sitting room is a lovely dual aspect room with French doors to the gardens and double doors which open into the separate dining room. The combined ground floor provides the perfect space for entertaining and family living.

On the first floor are 3 bedrooms and the family bathroom. Bedroom 2 has built-in wardrobes and bedroom 3 has an en suite shower room.

On the second floor:

The accommodation on this floor has sloping ceilings and a master suite with a large bedroom, dressing area and en suite bathroom. Bedroom 4 is also of a good size.

Outside:

The property is tucked away in the corner of the cul-de-sac with a driveway providing parking and access to the garage. As previously mentioned the garage has been divided to provide a large storage space and a separate work-from-home space.

The rear gardens wrap around the back of the house and afford an excellent degree of privacy and enjoy a sunny aspect. Backing onto a belt of trees, the gardens include 2 patio areas and a large fence enclosed lawn.

COUNCIL TAX - BAND E - West Suffolk

ENERGY PERFORMANCE RATING - D

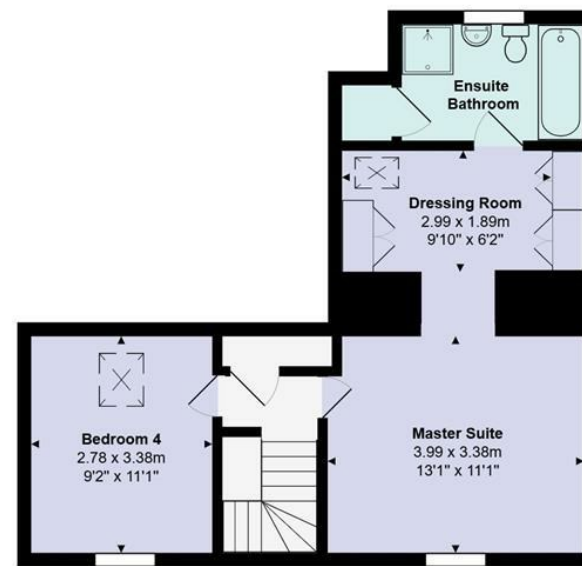
SERVICES - Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS [///climber.eyelash.health](https://www.what3words.com/#!/climber.eyelash.health)

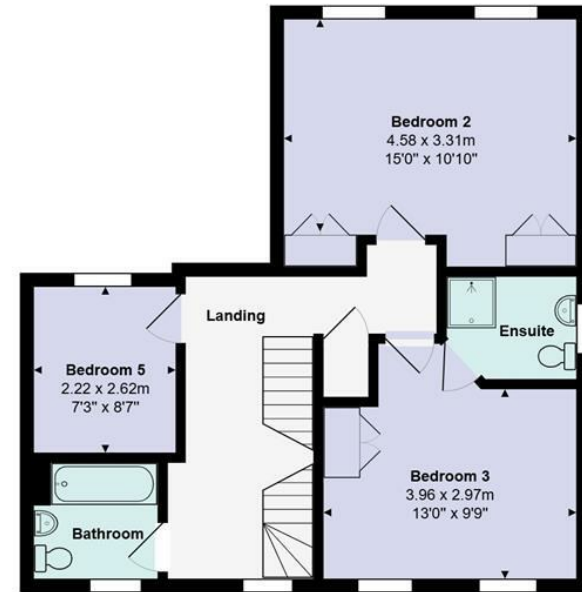




Second Floor



Ground Floor



First Floor

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