

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



7 Mylford Close,
Bury St. Edmunds, IP32 7DJ

Guide Price
£375,000

*An ideal family home occupying
an established and well-served
residential setting*

This modern detached house provides a very comfortable range of accommodation, making it perfect for growing families.

The house benefits from having lots of natural light with a neutral colour scheme, which adds to the feeling of light and space. It is perhaps ready for a little cosmetic updating, making it perfect for anyone wanting to put their own ideas into a property whilst increasing its value.

The garage has been converted into an additional reception room, which would be perfect for use as a playroom or a large home office.

Located on the original phase of Moreton Hall, the house is set in good-sized gardens which enjoy a sunny aspect. It is close to many local amenities, including shops, schooling and various leisure facilities.

- A competitively priced detached house
- Pleasant cul-de-sac location
- Cloakroom, kitchen, large reception room
- Converted garage providing family room
- 4 Bedrooms, family bathroom
- Gas fired central heating
- uPVC sealed unit glazing
- Good sized rear gardens, ample parking



The property benefits from gas-fired central heating and UPVC sealed unit double glazing, and in further detail comprises:

The entrance hall, with a cloakroom off, leads into the refitted kitchen, which features a range of base and wall-mounted units with complementary worktop surfaces. Appliances include an integrated double oven, a fitted hob with cooker hood, a built-in fridge-freezer, and an integrated dishwasher. A glazed door provides access to the side pathway.

The sitting/dining room is generously proportioned and features patio doors opening onto the rear garden, allowing in plenty of natural light. Double doors lead from this room into the converted garage, currently used as a versatile family room or home office.

Upstairs, the landing gives access to four well-proportioned bedrooms and the family bathroom.

Outside, the front of the property includes a lawned garden and a driveway providing off-road parking. A side gate leads to the enclosed rear garden, which enjoys a sunny aspect and a good degree of privacy. The garden is mainly laid to lawn, with a patio area providing the perfect space for entertaining.

COUNCIL TAX -BAND D

ENERGY PERFORMANCE RATING - C

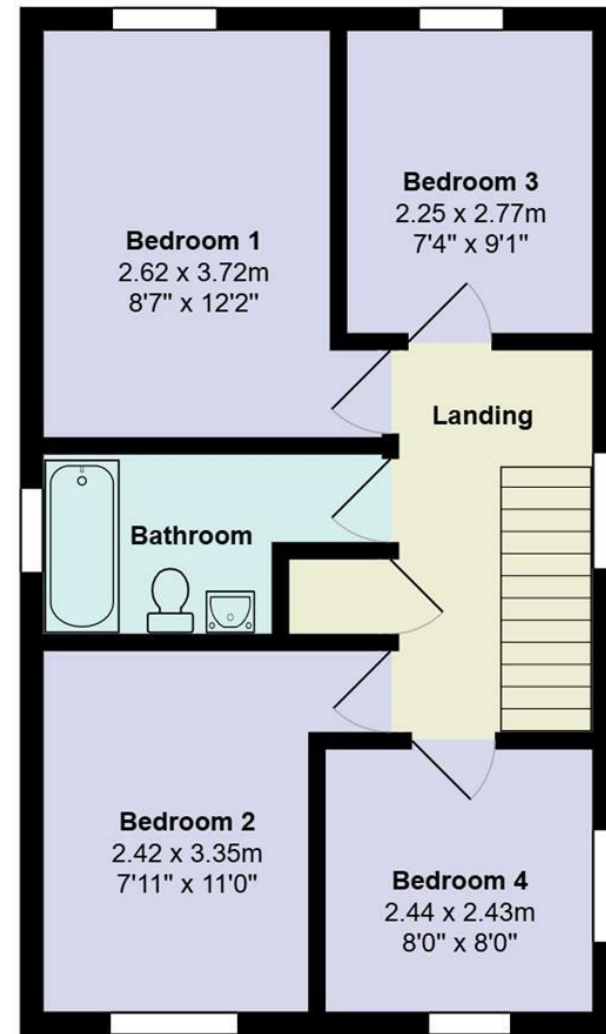
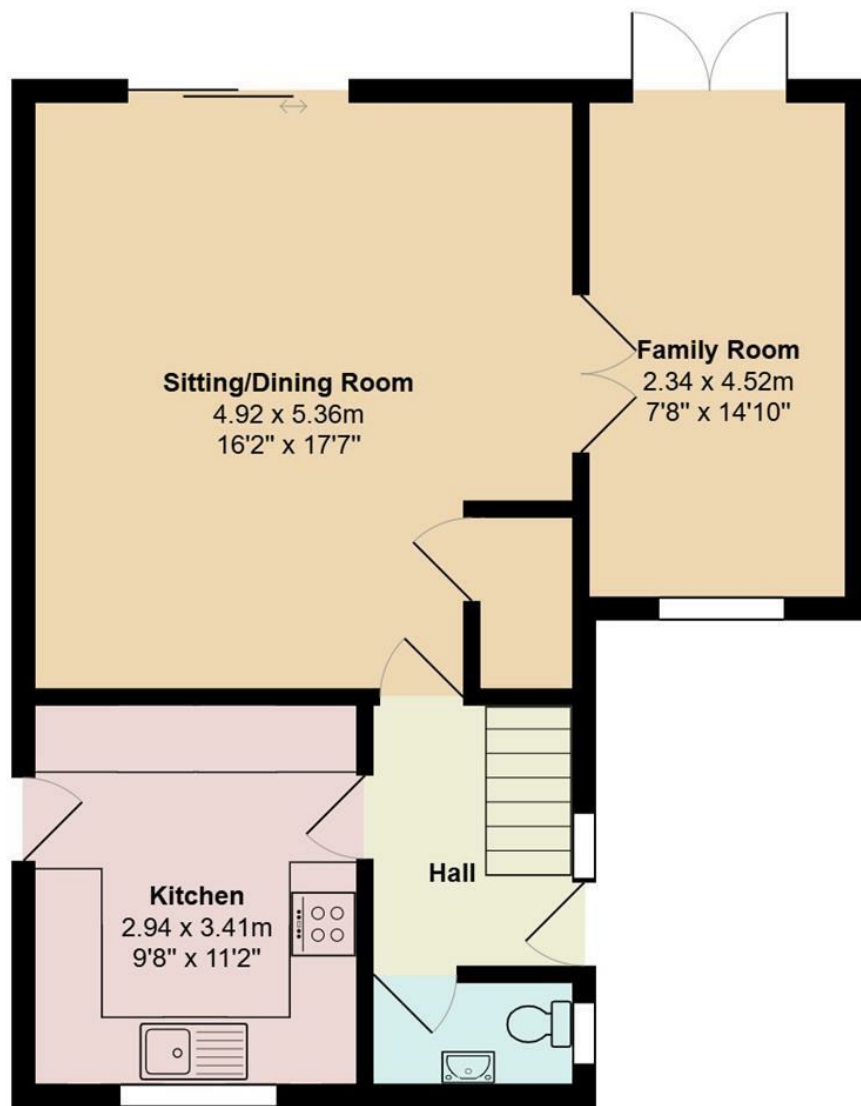
COUNCIL - West Suffolk

SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///tides.flitting.sharp





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