



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

8 Sycamore Drive,
Bury St. Edmunds, IP32 7PW

Offers In Excess Of
£430,000

CHAIN FREE, Detached Family Home In A Popular Setting

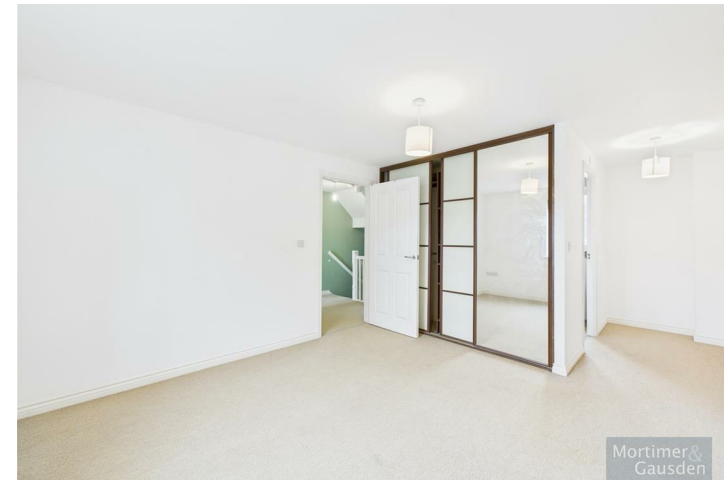
Occupying a desirable position on Moreton Hall, this modern detached house offers spacious and versatile accommodation over three floors.

The property has been keenly priced to reflect some light cosmetic improvements now required, giving buyers the opportunity to secure a very generous home in a well-served and convenient location.

With two en suite bedrooms, a family bathroom, a large kitchen/diner and a total of five bedrooms, the property provides flexible living space ideally suited to family life. It would also make an excellent investment purchase.

Set within enclosed gardens and benefitting from a single garage, off-road parking, gas-fired central heating and UPVC glazing, this chain-free home is highly recommended for viewing.

- Energy Efficient, Family Home
- No Onward Chain
- Two En-Suites, Family Bathroom & Cloakroom
- Single Garage With Driveway Parking
- Five Bedroom Detached Home
- Popular Residential Location
- Close To An Array Of Amenities
- Separate Dining Room / Study / Bedroom 6
- Fantastic Internal Space - Circa. 1,870 sq.ft



The property, which benefits from gas fired central heating and UPVC sealed double glazing, comprises:

Ground Floor:

Sizeable entrance hall creating a welcoming entry to this large family home. The dual aspect lounge is bathed in natural light with views over the front, as well as double doors leading the enclosed rear garden. Originally advertised as a dining room prior to the small extension from the kitchen, this now multi-purpose reception room can easily be utilised as an office / study / snug / sixth bedroom if needed. The L-shape kitchen-diner offers ample space, and potential scope to be reconfigured. A choice of low and eye-level units can be found, finished in a high gloss fascia, with a fridge-freezer, oven, hob and cooker hood fitted, whilst space and plumbing facilities are available for a washing machine and dishwasher. Double doors open to the patio.

Cloakroom fitted with wc and basin, alongside understairs storage complete the ground floor.

First Floor:

Bedroom one is a large double room overlooking the front of the property, whilst supporting floor-to-ceiling fitted wardrobes and en-suite complete with wc, basin, bath with handheld shower attachment and heated towel rail. Bedroom two lies parallel and also includes an en-suite supporting of wc, basin, shower cubicle and heated towel rail. Bedroom five is a single room, previously utilised as a bedroom, walk-in dressing room and office, providing superb versatility.

Second Floor:

Divided with a family bathroom fitted with wc, basin, bath with handheld shower attachment and heated towel rail, both bedroom three and four are large double rooms, bathed in natural light.

Outside:

Enclosed, private rear garden, mostly laid to lawn with a small patio area - perfect for hosting. Gated access can be found to both the side and rear, with the rear leading to the single en-bloc garage and driveway parking.

Council Tax: Band E

Energy Performance Rating: B

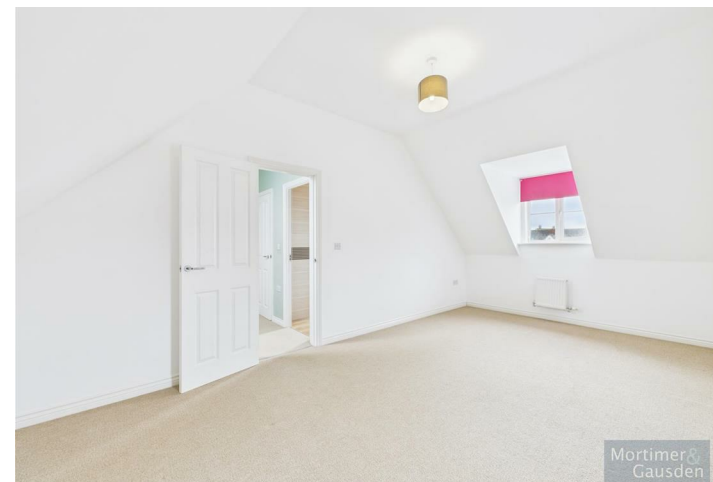
Local Council: West Suffolk

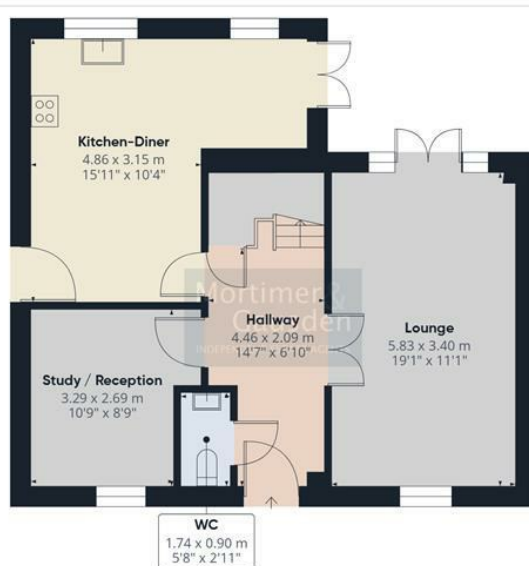
Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

What3Words [///logics.classmate.single](https://www.what3words.com/#!/logics.classmate.single)





Floor 0



Floor 1



Floor 2

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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