



WORCESTER CLOSE

BURY ST. EDMUNDS, IP32 7JR

£260,000
FREEHOLD

Located on the highly sought-after Moreton Hall Estate, this modern two-bedroom house offers a perfect blend of comfort and style. Well-presented throughout, the home is an ideal choice for those seeking convenience close to a variety of local amenities, schools and parks. The stylish kitchen and dining area are designed with modern living in mind, complemented by a spacious sitting room and a convenient downstairs cloakroom.

Upstairs, you'll find two bedrooms and a contemporary family bathroom. Outside, the property boasts a lovely well maintained rear garden perfect for entertaining. Additionally, a garage and parking space provide essential storage and easy access. This property presents a fantastic opportunity—don't miss the chance to make it your new home.

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WORCESTER CLOSE

- Modern Two Bedroom Family Home
- Kitchen/Dining Room
- Good Size Sitting Room
- Gas Fired Central Heating
- Garage & Parking
- Cloakroom & Family Bathroom
- Conservatory
- Lovely Front & Rear Gardens
- Well Presented Throughout
- Take A Look Through The 360 Virtual Tour

Entrance Hall

Consumer unit and radiator.

Cloakroom

WC and hand wash basin. Window to side and radiator.

Sitting Room

Well-proportioned room with window to front. Stairs leading to the first floor and a understairs cupboard. Double doors opening to the kitchen. Radiator.

Kitchen/Dining Room

Modern kitchen with wall and base cupboard and drawer units and ample worktops over. Inset sink and drainer. Space for a washing machine, dishwasher and full fridge freezer. A built in electric oven with gas hob and extractor hood over. Window to rear and French doors opening to the conservatory. Radiator.

Conservatory

French door opening to the rear garden.

Landing

Loft access and storage cupboard.

Bedroom 1

Double room with built in wardrobe. Window to front and radiator.

Bedroom 2

Window to rear and radiator.

Bathroom

Contemporary suite with WC and wash basin vanity unit. Bath fully tiled with waterfall shower head over and shower screen. Window to rear and heated towel rail.

Outside

Front Garden

Driveway leading to the garage offering parking. Pathway to the front door and low maintenance decorative stone area.

Rear Garden

The fully enclosed garden features a patio area that leads to a well-maintained lawn. There is a low-maintenance shingle seating area with a pathway to gated access, providing privacy and convenience. Step down to a second shingle seating area, making it an ideal space for entertaining.

Garage

Up and over door and power connected. Window to rear and housing the boiler.



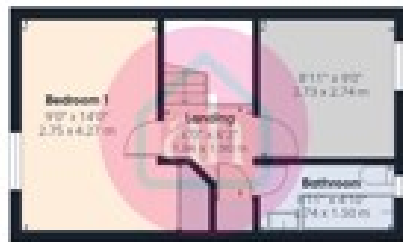


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Ground Floor



First Floor

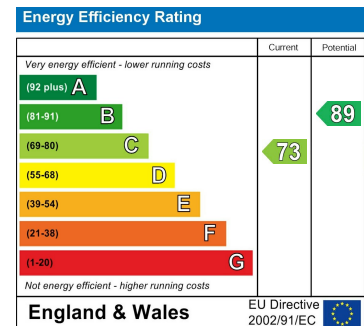
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Approximate total area:
620 sq'
56.5 m²

(Excluding balconies and verandas)

Calculations reference the RICS (4th Ed.) standard. Measurements are approximate and not for sale. The floor plan is provided for guidance only.

(Ground Floor)



EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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