



## SEBERT ROAD, BURY ST. EDMUNDS IP32 7EG

£400,000  
FREEHOLD

Offered for sale with no onward chain and located on the desirable Moreton Hall, this well presented detached house offers a wonderful opportunity for families seeking a spacious and well-presented home. Upon entering, you are greeted by a welcoming cloakroom that leads into an open plan sitting and dining room, perfect for both entertaining guests and enjoying family time. The kitchen is well-equipped, providing a functional space for culinary pursuits. The property features four well-proportioned bedrooms, allowing for flexibility in use and the family bathroom is conveniently located. Outside, the property benefits from lovely gardens, offering a tranquil space for relaxation. Additionally, a double garage provides ample storage and parking options.

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## SEBERT ROAD, BURY ST. EDMUNDS

- Well Presented Detached Four Bedroom Home • Chain Free! • Spacious Sitting/Dining Room • Gas Fired Central Heating • Double Garage and Parking • Modern Kitchen/Breakfast Room • Ground Floor Cloakroom • Enclosed Rear Garden • Within Walking Distance Of Town Centre Amenities • Step Inside Today With Our 360 Virtual Tour!



### Entrance Hall

Stairs to first floor, under stairs storage cupboard. Radiator.

### Cloakroom

W.C, wash hand basin, built in storage cupboard. Window to side.

### Kitchen/Breakfast Room

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset one and half bowl sink unit and drainer, integrated oven and induction hob with extractor over, integrated dishwasher. Space for washing machine and fridge/freezer, breakfast bar. Door to side.

### Sitting/Dining Room

Two radiators, French doors to rear garden, window to front aspect.

### Landing

Airing cupboard, loft access. Window to side

### Bedroom 1

Built in 4 door wardrobe, radiator. Window to front.

### Bedroom 2

Built in 4 door wardrobe, radiator. Window to rear.

### Bedroom 3

Radiator. Window to front.

### Bedroom 4

Window to rear aspect. Radiator.

### Bathroom

P shaped bath with shower over, W.C, two wash hand basins, heated towel rail.

### Outside

#### Front Garden

To the front of the property there is a driveway providing off road parking which leads to the garage.

The remainder of the front garden is hedged with path to front door. Gate providing access to the rear garden.

#### Rear Garden

The garden to the rear of the property is mainly laid to lawn with patio area. There are flower beds surrounding the garden with a good selection of shrubs and plants. There is a sunken seating area. There is a pergola and a gate providing access to the public footpath.

### Double Garage

Two up and over doors, power and light connected.

### Agent's Note

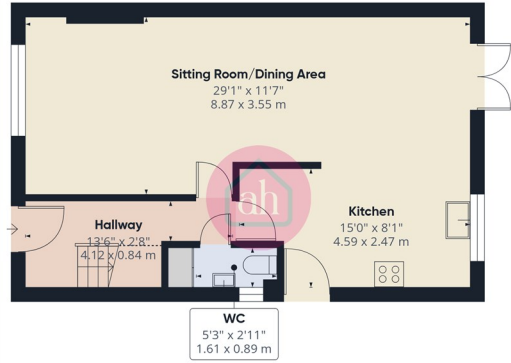
16 Owned solar panels 4KW total input. Approx £700 return for the year.



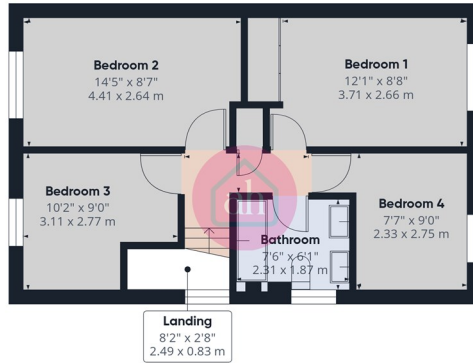
SEBERT ROAD, BURY ST. EDMUNDS



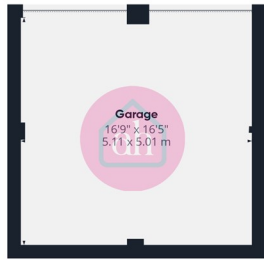




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
1268 ft<sup>2</sup>  
117.8 m<sup>2</sup>

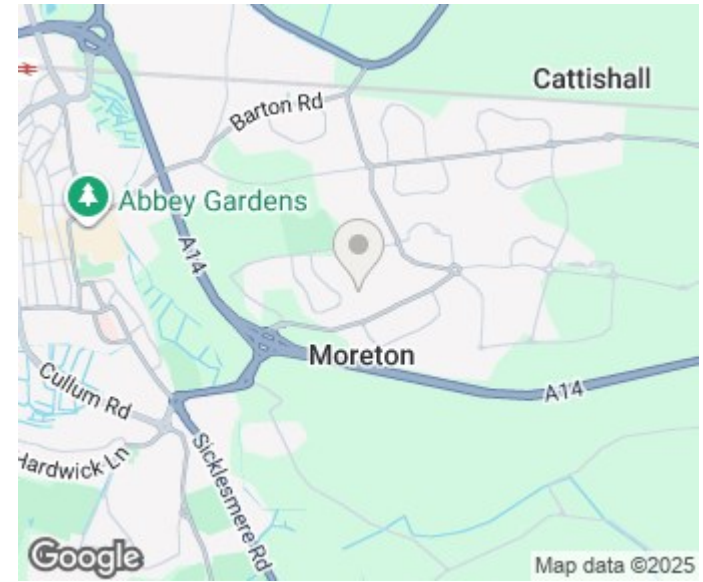
Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: D

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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