



FRENESI CRESCENT

BURY ST. EDMUNDS, IP32 7PP

£400,000
FREEHOLD

Located on the desirable Moreton Hall, this well-presented family home offers a perfect blend of comfort and modern living. Built in 2006 and features a thoughtfully designed layout that caters to the needs of contemporary family life. Upon entering, you are welcomed into a spacious hallway that leads to a bright and airy sitting room, ideal for relaxation or entertaining guests. There is a stylish kitchen, ideal for rustling up family meals. There is a charming dining room or orangery, providing a delightful space for family meals and gatherings. The property boasts four generously sized bedrooms, ensuring ample space. The master bedroom benefits from an en-suite bathroom, offering a private retreat, while a well-appointed family bathroom serves the remaining bedrooms. Outside, the good-sized rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play or for hosting summer barbecues. Additionally, the integral garage provides convenient storage or parking options.

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- Well Presented 4 Bedroom Family House • 2 Reception Rooms • Stylish Kitchen • Gas Central Heating • Four Good Size Bedrooms • Bathroom and En-Suite to Master • Integral garage and EV Charger • Good Size Rear Garden • Sought After Moreton Hall • Viewing Recommended



Entrance Hall

Stairs to first floor. Radiator.

Cloakroom

W.C, wash hand basin, window to side. Radiator.

Sitting Room

Under stairs storage cupboard, window to rear. Two radiators.

Dining Room/Orangery

French doors to rear, two windows to side. Radiator.

Kitchen

Fitted with a range of wall and base level units with work surface over, inset one and a half bowl sink unit and drainer, integrated oven and 4 ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, water softener. Space for under counter fridge. Side door to garden. Radiator

First Floor Landing

Loft access. Window to front access

Bedroom 1

Two built in wardrobes, door to en-suite. Windows to front and side. Radiator.

En-Suite

Shower cubicle, W.C, wash hand basin. Window to side. Radiator.

Bedroom 2

Built in wardrobe, window to front. Radiator.

Bedroom 3

Built in wardrobe. Window to rear. Radiator.

Bedroom 4

Storage cupboard. Window to rear aspect. Radiator.

Bathroom

Bath with rainfall shower head, W.C, wash hand basin. Window to rear. radiator.

Outside

To the front of the property there are are flower beds, the remainder is paved, providing off road parking, EV charger. There is a gate providing access to the rear garden.

To the rear of the property the garden is laid to lawn with patio area and raised flower beds. There is hard standing for further off road parking.

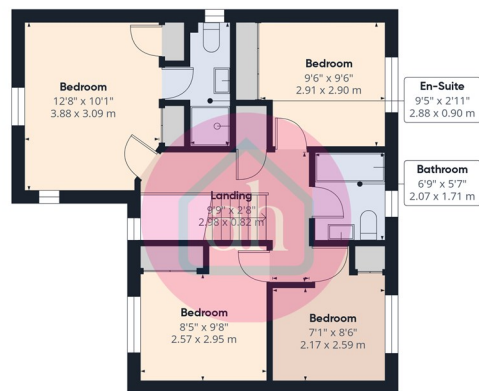
Garage

Light and power connected. Up and over doors at either end to allow access to hard standing in garden.



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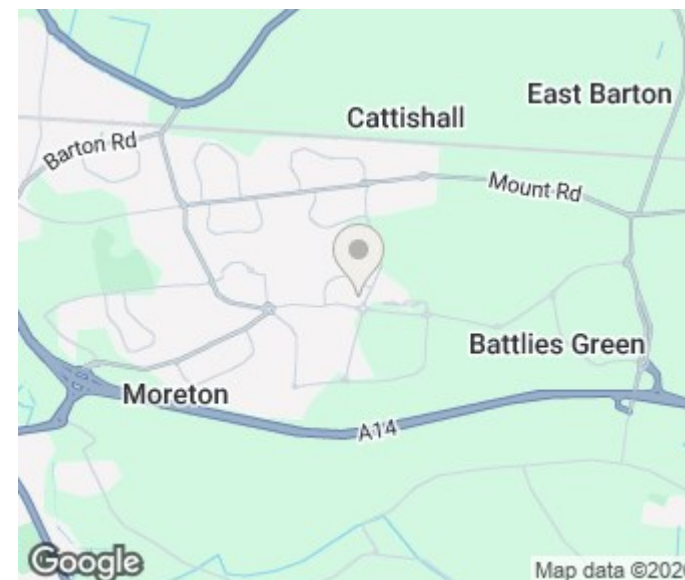
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Approximate total area¹⁾
1221 ft²
113.4 m²

(1) Excluding balconies and terraces

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		
(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	
		81
	71	

EPC Rating: TBCC 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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