



Jackson & Co



Sycamore Drive

Bury St Edmunds , Suffolk, IP32 7PW

Guide Price £475,000

Detached home offering five bedrooms, three bathrooms, multiple reception areas, and excellent outdoor space. Well-positioned close to schools, supermarkets and leisure facilities, the property further benefits from a garage, driveway parking and versatile accommodation arranged across three floors.



Property Features

- 5 bedroom detached family home on the sought-after Moreton Hall development
- Spacious living room featuring a log burner and double doors opening to the garden
- Kitchen/Breakfast room with Utility Room
- Separate dining room
- Four excellent-sized bedrooms, two benefiting from en suite bathrooms
- Three bedrooms complete with built-in wardrobes/storage
- Enclosed rear garden with patio, decking and hot tub area
- Driveway parking and garage
- Excellent access to local schools and amenities
- uPVC double glazing & Gas central heating

FULL DESCRIPTION

Situated in the popular area of Moreton Hall in Bury St Edmunds, the property is perfectly placed for convenient access to a range of local amenities including supermarkets, leisure facilities and well-regarded schooling options. The area remains highly popular with families and commuters alike, offering excellent road links and easy access into the town centre.

The ground floor accommodation begins with a welcoming entrance hall featuring solid wood flooring, leading to a convenient WC, separate dining room and a spacious living room complete with a charming log burner and double doors opening onto the rear garden. The kitchen/breakfast room is well-appointed with stone worktops, inset sink, fridge/freezer, double oven, gas hob and extractor,

alongside double doors to the garden. A separate utility room provides additional practicality with inset sink and space for both a washing machine and tumble dryer. Tiled flooring continues through the kitchen and utility areas.

The first floor offers a spacious landing leading to three well-proportioned rooms including the principal bedroom with en suite shower room comprising walk-in shower, WC and hand basin. Bedroom two also benefits from double built-in wardrobes and an en suite bathroom with bath and shower over. In addition, bedroom five offers flexibility as either a bedroom or home office/study space.

The second floor provides further generous accommodation with two additional bedrooms, both benefiting from built-in storage, alongside a family bathroom fitted with bath and shower over, WC and hand basin. A large storage cupboard also adds valuable practicality to the upper floor.

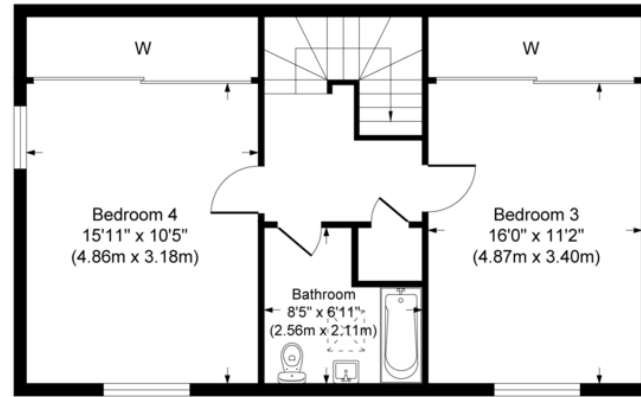
Externally, the property enjoys an enclosed rear garden featuring a patio seating area, decked entertaining space with hot tub, shed and lawned garden enclosed by panel fencing. There is side and rear access, while the front of the property is attractively presented. The property comes complete with driveway and garage. The home falls within close proximity of highly regarded schooling options, making it an excellent choice for family living.

Tenure: Freehold
Council Tax Band: E – West Suffolk
Services: Mains Gas, Water & Electric

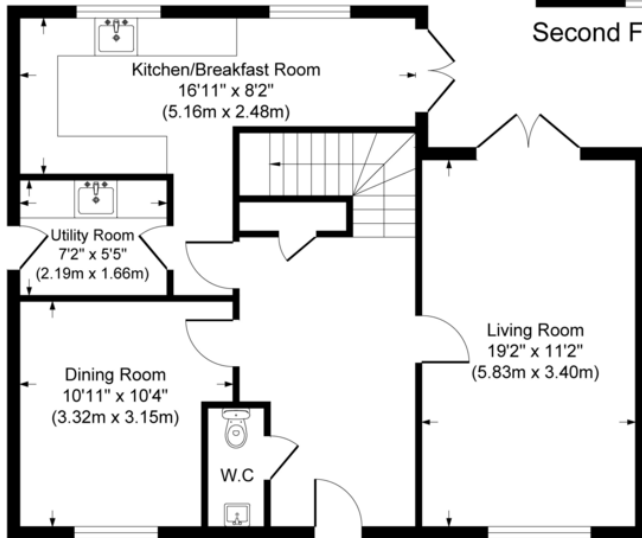




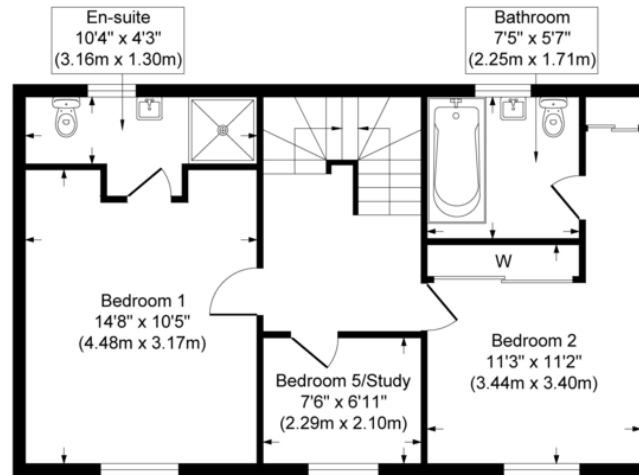
**Approximate Gross Internal Area
1997 sq ft - 186 sq m**



Second Floor



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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