



Eldred Close, Bury St. Edmunds

Sheridans



Eldred Close, Bury St. Edmunds IP32 7DQ

Guide Price £325,000

We are pleased to market this three bedroom detached house situated on the popular Moreton Hall in desirable cul-de-sac location providing beautifully presented accommodation. Benefitting from a garage with off road parking, new UPVC double glazing and gas fired central heating. A particular feature of this property is the stunning garden.

This home is in good decorative order and has been extensively updated over the last few years. The accommodation in brief comprises front door opening to entrance hall with stairs rising and useful storage cupboard under. The sitting room has window to front with double doors opening to the kitchen/diner. The newly fitted kitchen has a range of wall and base units with metro tiling, ample preparation surfaces and integrated appliances which include eye level combo and fan ovens, induction hob, fridge/freezer, and washing machine. The sliding doors open to a lovely UPVC double glazed conservatory with French doors opening to the private garden.

On the first floor is a landing with airing cupboard and leading to the three bedrooms and newly fitted shower room with large shower cubicle, vanity wash basin with drawers under and concealed cistern WC.

Outside

Driveway to garage with additional parking space and steps down to front door with bed planted with an assortment of grasses, perennials and shrubs. The fully enclosed rear garden is a notable feature of this property offering a tranquil private space. The pergola has mature wisteria growing over providing a lovely spot

for al fresco entertaining and relaxation. Mainly laid to lawn with an abundance of shrubs and plants and gate giving access to both the front and the rear exit into woodland pathway.

Location

The property is situated on the ever popular Moreton Hall, which is situated on the eastern outskirts of the town. The immediate area is extremely well served with a range of amenities including, primary school and new secondary school, church, public house, coffee shop, post office, doctor surgery, community centre and Tesco Express store and Sainsburys superstore. The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right

- Popular Moreton Hall location
- Conservatory
- Newly fitted kitchen
- Newly fitted UPVC double glazing
- Newly fitted shower room
- Well stocked private garden
- Garage and off road parking
- Gas fired central heating
- Close to amenities

into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout continue then at the next roundabout take 3rd exit onto Symonds Road and continue. Turn left onto Raedwald Drive and continue until you find Eldred Close on the left.

Services

All mains services being gas, electric, water and drains are connected.

Council Tax: West Suffolk Band: C

Broadband speed: Up to 1000 mbps available (Source Ofcom)

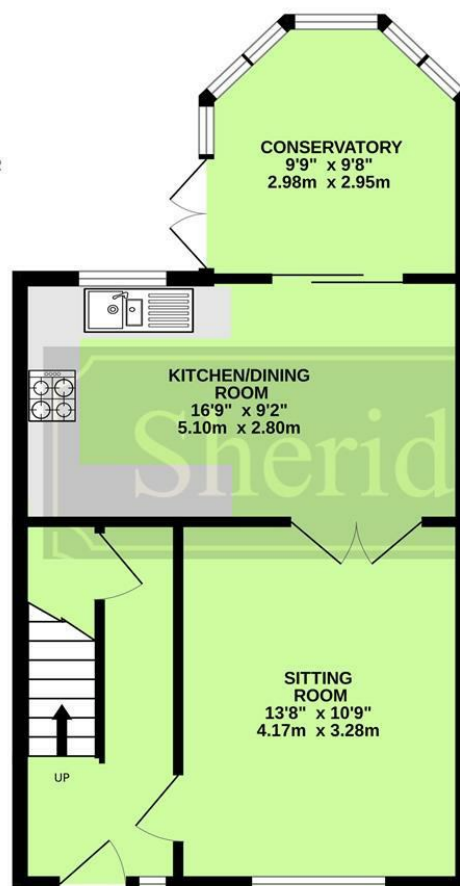
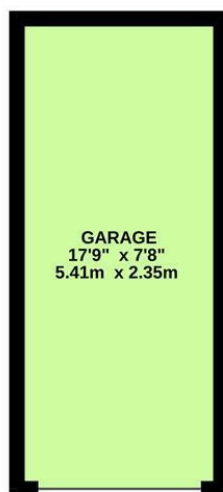
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



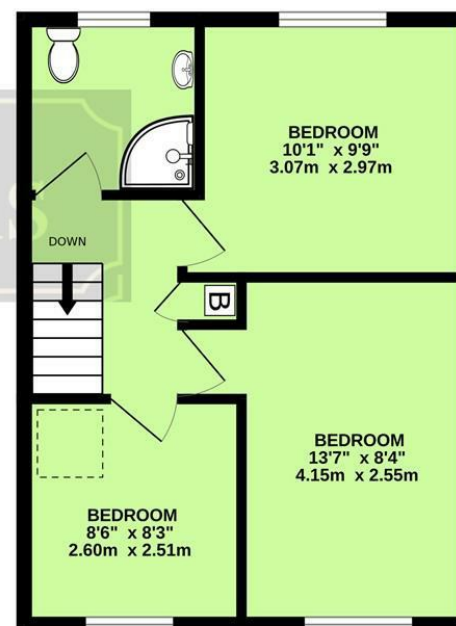


GROUND FLOOR



TOTAL FLOOR AREA : 764sq.ft. (71.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

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