

**RAEDWALD DRIVE
BURY ST EDMUNDS, IP32 7DE
FOR SALE**

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- GARAGE & PARKING
- WELL PRESENTED
- POPULAR LOCATION
- WELL DESIGNED GARDEN
- EPC TBC
- COUNCIL TAX BAND C



PRICE
OIEO £280,000



GD Estates are delighted to bring to market this well presented two-bedroom detached bungalow, situated on the highly sought-after Moreton Hall Estate in Bury St Edmunds.

The well-appointed accommodation comprises two double bedrooms, both benefiting from built-in wardrobes, a spacious living room, a kitchen/breakfast room, a family bathroom, and a bright conservatory overlooking the garden.

Externally there is a fully enclosed and well designed garden, off-road parking and garage with electric up and over door.



LOCATION:

Raedwald Drive is located on the popular Moreton Hall development on the eastern side of Bury St Edmunds. Moreton Hall offers a range of local facilities within walking distance, including a pharmacy, convenience stores, cafés and a selection of highly regarded primary and secondary schools,. The town centre of Bury St Edmunds is just a short distance away and boasts a range of additional facilities, including the Abbey Gardens, Arc Shopping Centre, and Theatre Royal, as well as a train station with links to London Liverpool Street. The property is also within easy access of the A14 trunk road, providing links to the nearby towns of Ipswich and Cambridge, and London via the M11. This property is ideal for both those wishing to enjoy the town and those needing to commute further afield.

ENTRANCE HALLWAY:

The property is entered via a uPVC door into an entrance porch. The porch benefits from a radiator, useful storage space, and a door leading to:

LIVING ROOM

14' 0" x 11' 7" (4.27m x 3.53m):

A light and airy living room featuring a uPVC window to the front aspect and one radiator.

INTERNAL HALLWAY:

L-shaped hallway providing access to all accommodation. Additional features include a loft hatch and an airing cupboard housing the immersion tank, along with useful storage space.

KITCHEN/BREAKFAST ROOM

11' 7" x 10' 6" (3.53m x 3.2m):

Well-presented kitchen fitted with a range of wall-mounted and base units beneath roll-edge granite-effect worktops. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for a washing machine or dishwasher, together with an under-counter fridge and freestanding gas oven. A uPVC door provides access to the rear garden, while uPVC windows to the rear and side aspects allow for plenty of natural light.



BEDROOM 1
11' 9" x 9' 1" (3.58m x 2.77m):

Double bedroom featuring built-in wardrobes, a radiator, and a uPVC window to the front aspect.

BEDROOM 2
9' 4" x 8' 2" (2.84m x 2.49m):

Second double bedroom featuring built-in wardrobes, a radiator, and sliding uPVC doors opening into the conservatory. This versatile room would make an ideal second bedroom, home office, or additional reception room.

BATHROOM
6' 7" x 6' 3" (2.01m x 1.91m):

Bathroom featuring a three-piece white suite comprising a tiled shower cubicle with electric shower, low-level WC, and pedestal wash hand basin. Further benefits include a radiator and an obscure uPVC window to the rear aspect.

GARAGE
16' 8" x 8' 4" (5.08m x 2.54m):

Single garage providing ample storage space and benefiting from power, lighting, and an electric up-and-over door.

EXTERNALLY:

To the rear, the property benefits from a fully enclosed garden, predominantly laid to lawn with well-tended flower and shrub borders, two patio seating areas, and a summer house. Side access leads to the front of the property.

To the front, there is an attractive garden with established flower beds, alongside a driveway providing off-road parking.

TENURE:

The property is FREEHOLD, chain free and will be sold with vacant possession.

SERVICES:

The property benefits from mains gas, water, drainage and electricity.





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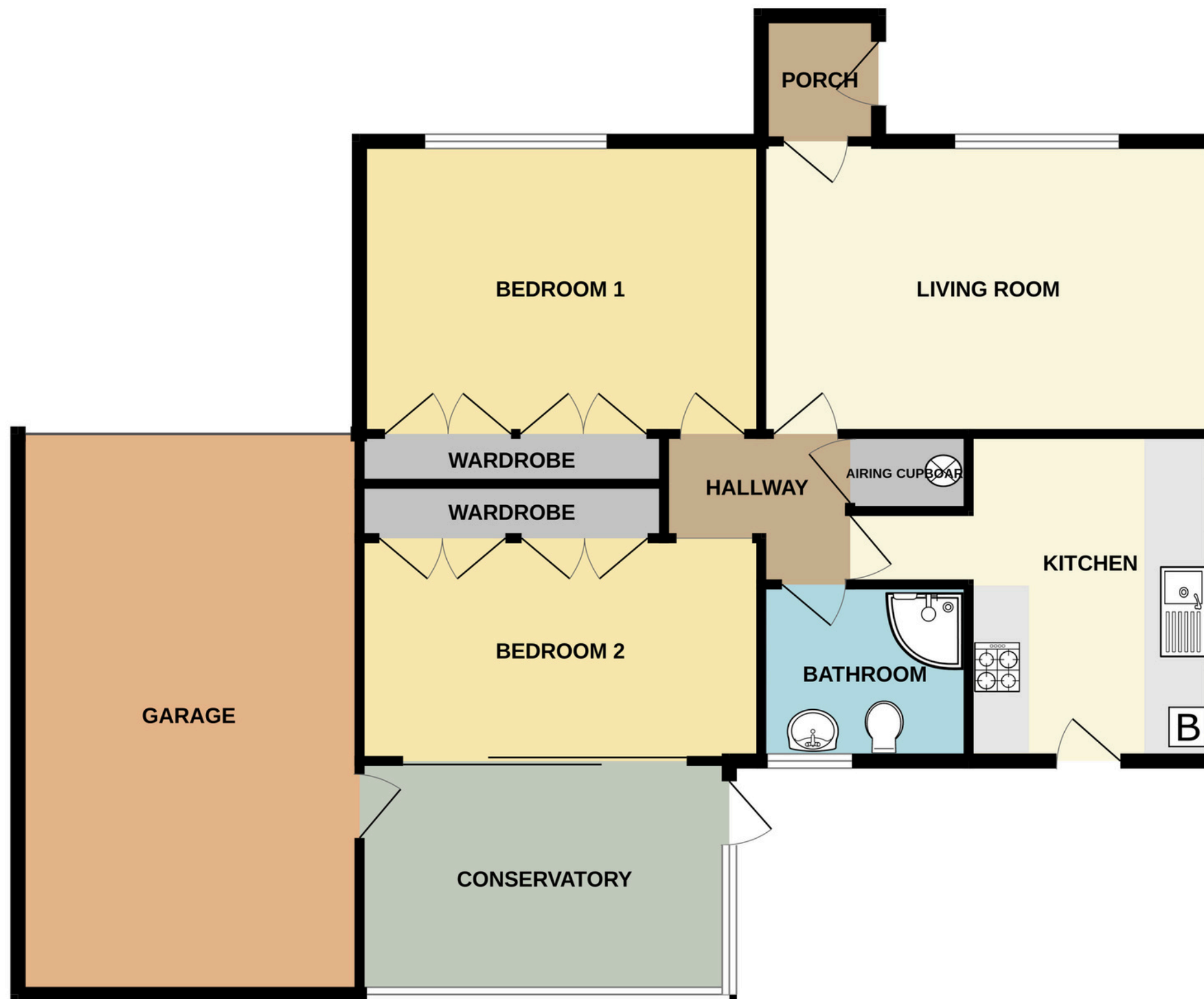
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