



THE
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PARTNERSHIP

4 Darcy Close, Bury St. Edmunds

Guide Price £290,000

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4 Darcy Close

Bury St. Edmunds

- Extended detached family home
- Occupying a particularly well served location
- Potential to update and enhance
- Gas central heating and uPVC sealed unit glazing
- Porch, hall, large lounge/dining room
- Kitchen, family room, shower room, conservatory
- 3 bedrooms, bathroom, garage and gardens
- NO ONWARD CHAIN

This CHAIN FREE, extended modern detached family home occupies a particularly convenient setting on the ever-popular Moreton Hall development. Built in 1986 and owned from new by the present vendors, the property offers well-proportioned accommodation together with a good frontage, driveway, single garage and enclosed rear garden.

The ground floor includes an entrance porch, hall, spacious lounge/diner, kitchen, family room, shower room and conservatory, while upstairs there are three bedrooms and a bathroom.

Although requiring elements of updating, the house provides an excellent blank canvas for buyers wishing to modernise and add their own style whilst adding value. Further benefits include gas-fired central heating and uPVC glazing.



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Entrance Porch

Entrance Hall

With a staircase to the first floor.

Lounge/Dining Room

24' 3" x 12' 5" (7.38m x 3.78m)

A large dual aspect room with a feature fireplace and lots of natural light.

Kitchen

10' 0" x 7' 10" (3.05m x 2.39m)

The kitchen is fitted with a range of cupboards and worktop surfaces but would benefit from being refitted. It includes an under stair cupboard and a door to the outside.

Family Room

10' 4" x 8' 11" (3.14m x 2.73m)

This room is an extension to the original house and has patio doors leading out to the lean-to conservatory and an adjoining shower room. This space has in the past been used as a downstairs bedroom, but would also be ideal as a play room or home office.

Shower Room

With an enclosed shower and toilet.

Lean to conservatory

10' 5" x 7' 10" (3.17m x 2.40m)

An aluminum framed conservatory with door to the gardens.

Landing

With window and airing cupboard.

Bedroom 1

12' 3" x 8' 11" (3.73m x 2.71m)

A well proportioned double bedroom.



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Bedroom 2

8' 11" x 9' 2" (2.72m x 2.79m)

Another double bedroom with the benefit of a built-in wardrobe with mirrored doors.

Bedroom 3

9' 2" x 6' 8" (2.80m x 2.04m)

A single bedroom with a deep built-in cupboard.

Bathroom

With a coloured suite.

Garage

A single garage with extensive parking to the front.

Outside

A driveway to the front of the house provides parking for a number of cars and is bordered with mature shrubs and trees. A side access leads to the side and rear gardens which include a shed and lawn, again planted with a variety of shrubs.

Agents Note

Energy Performance Rating - D

Services - All main serviced are connected

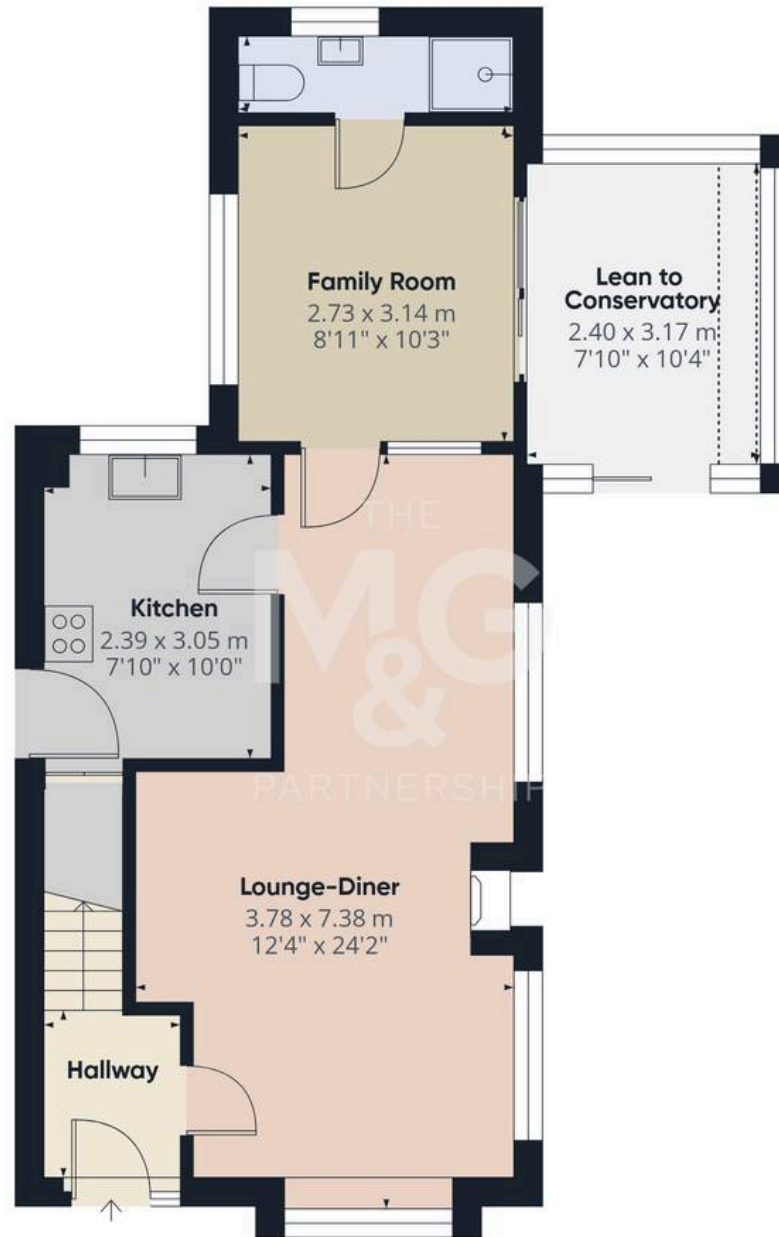
Council Tax - Band C- West Suffolk

Broadband - Ofcom states ultrafast is available

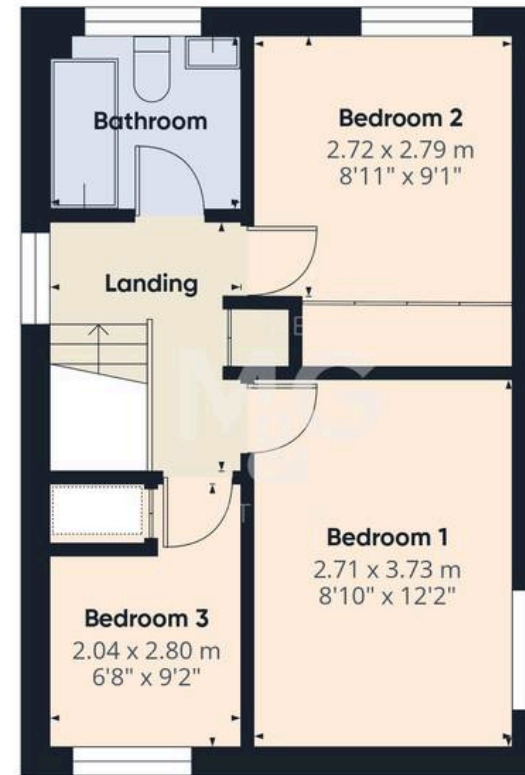
Mobile - Ofcom states all providers are likely



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Floor 0



Floor 1



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