



Jackson & Co



Chaffinch Road

Bury St Edmunds, IP32 7GN

Offers In Excess Of £425,000

Family home, including a dual-aspect sitting room, refitted kitchen/dining room, separate utility, five good-sized bedrooms, two en-suites and a family bathroom. Landscaped gardens, parking and a detached garage complement the property, solar panels provide an additional energy-efficiency benefit.



Property Features

- Well-presented five-bedroom family home
- Spacious dual-aspect sitting room with French doors to the garden
- Stylish refitted kitchen/dining room with integrated appliances
- Four double bedrooms plus a versatile fifth bedroom
- Landscaped gardens, parking and detached garage
- Solar panels, water softener gas central heating and uPVC double glazing
- Desirable Moreton Hall location close to extensive local amenities

FULL DESCRIPTION

Moreton Hall is an established and popular residential development, well served by a wide range of local amenities and everyday facilities. The area provides convenient access to Bury St Edmunds town centre and its excellent selection of shopping, dining, leisure and educational facilities, while road links make the location well placed for access to the surrounding area. With such a well-connected setting and a strong range of amenities close at hand, the property is ideally suited to modern family life.

A welcoming entrance hall features attractive LVT wood-effect flooring and leads to a refitted cloakroom. The generous dual-aspect sitting room provides an excellent space for both relaxation and entertaining, with French doors opening directly onto the rear garden. The beautifully refitted kitchen/dining room is fitted low and eye level units and integrated oven, hob, fridge freezer and dishwasher, with ample space for a large dining table and a door providing access outside. A separate utility room with plumbing for washing machine and space for tumble dryer adds useful storage and laundry space, completing the ground floor accommodation.

The first floor provides five good-sized bedrooms, offering excellent flexibility for a growing family, guests or those working from home. Four of the bedrooms are doubles and benefit from fitted storage, while two bedrooms enjoy stylishly refitted en-suite facilities. The versatile fifth bedroom could equally serve as a study, home office or nursery. A well-appointed family bathroom completes the first-floor accommodation.

The front garden has been attractively hard landscaped and enclosed by wrought iron fencing, while a side driveway provides parking for at least two vehicles, there is a double gate allowing access to the garage and garden, when open parking for two vehicles, when closed allows parking to the front for one vehicle (added benefit of electric points to the front side of the gate). There is a detached single garage (measuring W 2.61m x L 7.33m), which is longer than average and offers useful additional storage or workshop space, with light and power connected (electric, remote controlled up and over door). The enclosed rear garden has been beautifully landscaped to create a private and low-maintenance setting for outdoor enjoyment, featuring a covered terrace ideal for al fresco dining and entertaining, together with a raised pond. Solar panels further enhance the property's energy efficiency.

The property benefits from gas-fired central heating, uPVC glazing and solar panels, a water softener, with an Energy Performance Rating of B. The property is served by mains water, electricity, gas and drainage. Situated within the popular Moreton Hall area, the home is well placed for access to local schools and the wider range of educational facilities available in and around Bury St Edmunds.

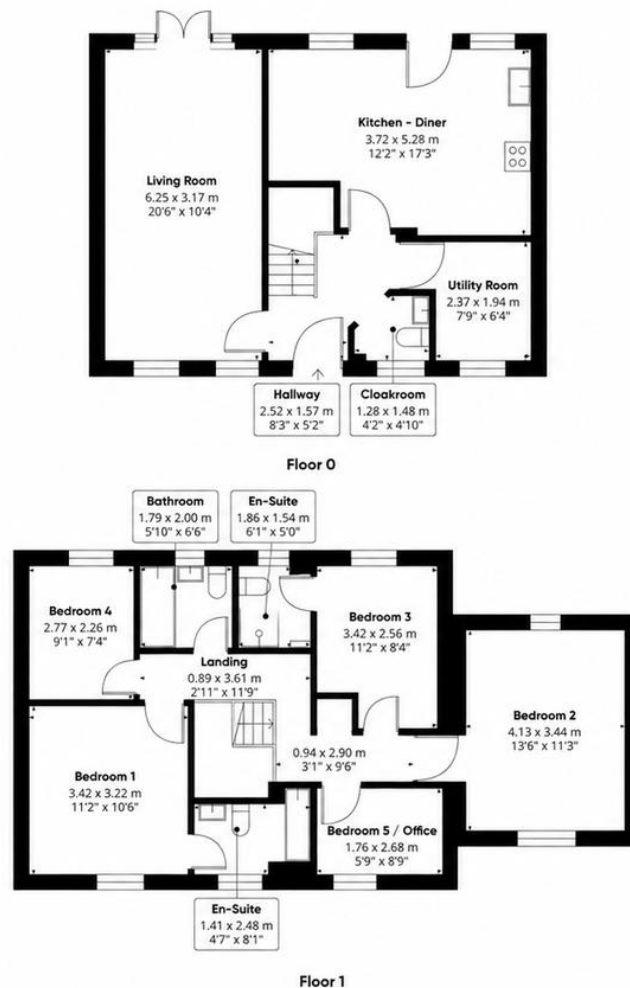
Tenure: Freehold

Council Tax Band: E – West Suffolk

Services: Mains Water, Gas & Electric (benefitting from solar panels)







Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co Bury St
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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