



## Janey Road , Bury St. Edmunds, IP32 7FL

Isaac Estates are delighted to market this exceptional detached coach house situated on the Popular Moreton Hall Development. The property further benefits from a private garden, single garage, off road parking and an EV Charging point.

The property in brief, offers entrance hallway, stairs to first floor accommodation, landing with storage cupboard, open plan kitchen with electric oven and gas hob, freestanding fridge freezer included. Sitting room / dining room. Two bedrooms, one with hanging clothes rail and shelving, stylish family bathroom.

Externally the property benefits from off road parking, single garage with power, EV charging point and an enclosed low maintenance garden with shed.

Video tour available upon request.

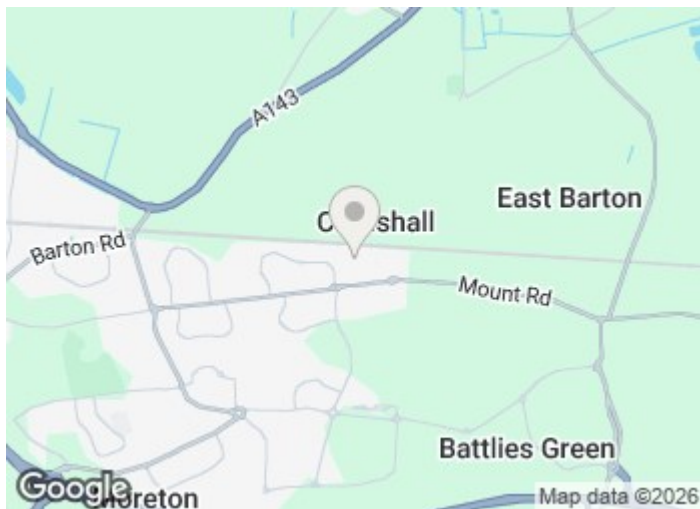
£1,150 Per month

# Janey Road

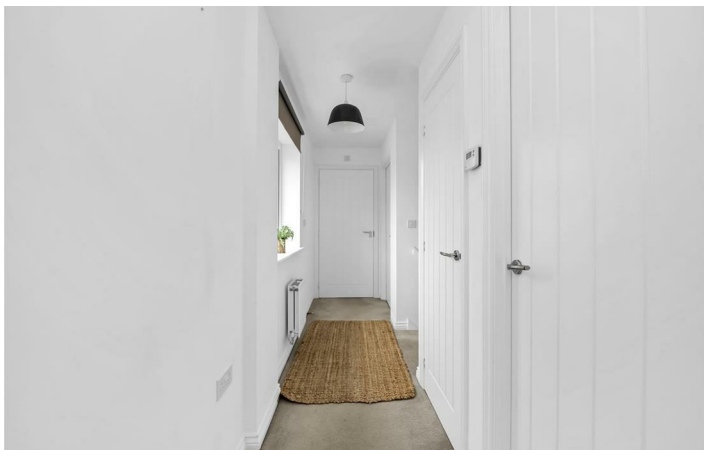
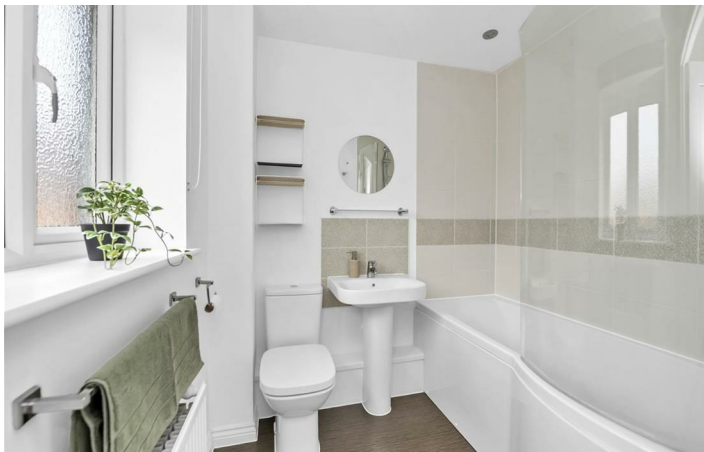
, Bury St. Edmunds, IP32 7FL



- EXCEPTIONAL DETACHED COACH HOUSE
- SITTING ROOM / DINING ROOM
- SINGLE GARAGE, OFF ROAD ALLOCATED PARKING
- SITUATED ON THE POPULAR MORETON HALL DEVELOPMENT
- ENTRANCE HALLWAY, STAIRS TO FIRST FLOOR LANDING
- TWO BEDROOMS (ONE WITH FITTED CLOTHES RAIL AND SHELVING)
- EV CHARGING POINT, GAS CENTRAL HEATING
- OPEN PLAN KITCHEN WITH ELECTRIC OVEN AND GAS HOB, FREESTANDING FRIDGE FREEZER
- STYLISH FAMILY BATHROOM, LOW MAINTENANCE ENCLOSED REAR GARDEN WITH GARDEN SHED
- COUNCIL TAX BAND B, VIDEO TOUR AVAILABLE UPON REQUEST



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE  
Tel: 01284 620011 Email: [ryan@isaacestates.co.uk](mailto:ryan@isaacestates.co.uk) [www.isaacestates.co.uk](http://www.isaacestates.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	