



EH

EXQUISITE
HOME



SMART MODERN FAMILY HOME

Standing in the popular Moreton Hall development to the east of the town and with open countryside nearby is this immaculate house built in the late nineteen nineties. It has a generous frontage with a lawn and off street parking, as well as an integrated single garage. The front door opens into the light and inviting hallway with a useful cloakroom leading off it. The spacious reception room has an attractive fireplace with original reclaimed Victorian tiles and grate, a wooden floor and a pair of double doors opening on to the garden. It is the perfect space for family activities, relaxing, reading or entertaining. The dining room, also with a handsome wooden floor, is presently being used as a home office and is flooded with natural light coming from the conservatory next door. It is a particularly roomy space with lovely views of the garden and more than enough room for furniture. Providing a useful third reception room, it adds very greatly to the versatility of the ground floor. The kitchen is compact and well laid out, with pale cabinets, glossy white subway tiles, a gas hob and extractor hood. The large integrated garage could, if desired and with the correct planning permission in place, be converted into a home gym or a fourth reception room.

LIGHT FILLED FIRST FLOOR

The staircase rises from the entrance hallway and there is an attractive half landing, with sunlight streaming in through the feature Gothic-style window. From the main landing radiate the three bedrooms and family bathroom. The principal bedroom is a good sized room with a smart en suite shower room. The second bedroom is a double with pretty views over the back garden. The third bedroom, slightly smaller, would make the perfect nursery, playroom or home office. The three piece family bathroom has a bath with shower over.

PRETTY AND MANAGEABLE GARDEN

The back garden offers the best of both worlds. It is small enough to be kept under control without hours of work, but large enough to offer scope for relaxing, leisure and entertaining. It is mainly laid to lawn with a patio area around the conservatory, ideal for family barbecues and al fresco dining. It has been thoughtfully planted up over the years with mature perennials, shrubs and bushes and is quiet and secluded.

For families, this is an ideal location as there are several primary schools within easy reach and a choice between Sybil Andrews Academy and Thurston Community College for secondary school education. The Moreton Hall area is just a 5 minute walk with a community centre, library, post office, Tesco Express and local butchers. The city centre is a 30 minute walk along a dedicated walking/cycle path. The A14 is very close by, connecting Bury with the rest of the country, and with all the amenities of this delightful town on the doorstep, this handsome and well-presented family home is an absolute jewel.

THE JEWEL OF WEST SUFFOLK

The beautiful and historic market town of Bury St Edmunds is a delightful mix of ancient and modern, with winding medieval streets, perfect Georgian squares, handsome Victorian civic buildings and the soaring majesty of St Edmundsbury Cathedral. The fourteen-acre site of the Abbey Gardens is beautifully planted out with colourful flower beds and is a popular destination for locals and tourists alike. History is everywhere in Bury, with the final resting place of Mary Tudor in the magnificent St Mary's Church, as well as the twelfth century Guildhall. The city has a strong cultural heritage, with the modern Apex Theatre and the country's last remaining Regency theatre, the Theatre Royal, offering a packed programme of entertainment. There are plenty of shops, restaurants and cafés and regular events. Transport links are excellent here with the A14 and A143 nearby and regular fast trains running from the station into Cambridge, Peterborough and Ipswich, and thence London Liverpool Street. Bury St Edmunds train station is just 5/10 minute drive.

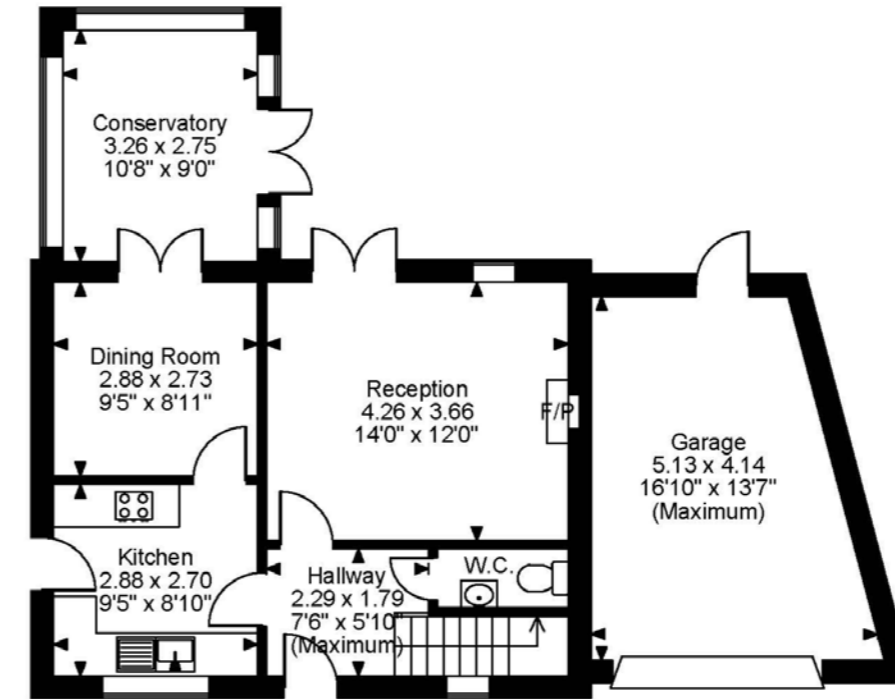
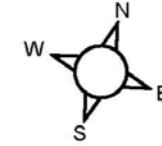




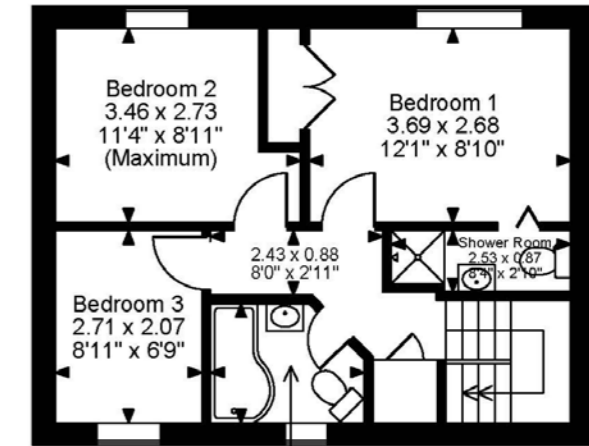
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Approximate Gross Internal Area
 Main House = 953 Sq Ft/89 Sq M
 Garage = 191 Sq Ft/18 Sq M
 Total = 1144 Sq Ft/107 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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