



MEAD ROAD, BURY ST. EDMUNDS IP32 7PE

£290,000
FREEHOLD

This well presented three bedroom semi detached home is situated on the popular Moreton Hall development in Bury St Edmunds and offers modern, practical living throughout. The ground floor features an open plan kitchen/dining room with a convenient utility cupboard, alongside a stylish sitting room with patio doors opening onto the rear garden. On the first floor there are three bedrooms, including a principal bedroom with en-suite, in addition to a contemporary family bathroom. Outside, the property benefits from a driveway providing off road parking and gated access to the rear garden, and a purpose built office/games room — ideal for home working or leisure. An excellent opportunity for families or professionals alike, viewing is highly recommended.

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MEAD ROAD

- Three Bedroom Semi Detached House • Moreton Hall Development • Master Bedroom With Ensuite • Modern Family Bathroom • Open Plan Kitchen/Dining Room • Modern Sitting Room • Purpose Built Garden Office/Games Room • Off Road Parking • Take A Look Inside With The 3D Virtual Tour!



Kitchen/Dining Room

Stylish fitted kitchen with range of base and wall units with worktop over, inset sink and drainer. Ceramic hob with extractor over, separate eye level double oven and space for American style fridge freezer and an integrated dishwasher. Utility cupboard with plumbing for a washing machine (previously the ground floor WC). Windows to front and side. Stairs to the first floor. Radiator.

Sitting Room

Pleasant room with patio doors into the garden. Dual aspect windows to the front and side over looking the garden. Radiator.

Landing

Loft access.

Bedroom 1

Double room with fitted wardrobe. Window to side. Radiator.

En Suite

Modern en suite with shower, WC and vanity unit with inset sink. Window to front. Radiator.

Bedroom 2

Double room. Window to side. Radiator.

Bedroom 3

Window to front, Radiator.

Bathroom

Stylish suite with bath and shower over, WC and vanity unit with inset sink. Window to front. Radiator.

Outside

Front Garden

Pathway to front door with lawn and shrub borders to front and side.

Rear Garden

Partially walled low maintenance garden with decking and shingle beds. A pathway leads to the garden office/games room and gated access to the parking at the rear.

Garden Office/Games Room

Purpose built Office/Games room with power and a heating/aircon system.

Disclaimer

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MEAD ROAD





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 90 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

allhomes
 28 Thurston Granary, Thurston
 Bury St Edmunds
 Suffolk
 IP33 3QU

01359 234444
 mail@allhomes.uk.com
 allhomes.uk.com

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