



9 Manning Road, Bury St. Edmunds

In Excess of £280,000



THE
M&G
PARTNERSHIP

9 Manning Road

Bury St. Edmunds

- Well-Presented & Stylish Property
- Popular Residential Location
- Driveway For Two Vehicles
- NO ONWARD CHAIN
- Fitted Wardrobes In Principal Bedroom
- Private Rear Garden
- Superb For A Range Of Buyers
- Contemporary Kitchen

A smart and well-presented three-bedroom home, ideal for buyers seeking a practical, easy-to-maintain property in a highly convenient location. Set on the ever-popular Moreton Hall development, the house is perfectly placed for everyday life, with local shops, supermarkets, schools, leisure facilities and excellent A14 access all close by.

The accommodation is well arranged, with a modern kitchen, cloakroom and a spacious lounge/diner opening directly onto the private rear garden, creating a lovely space for relaxing or entertaining. Upstairs are three bedrooms, including a good-sized main bedroom with fitted wardrobes, and a recently modernised bathroom.

Outside, the garden is manageable and useful, with a patio, lawn, large shed, workbench and bike store, while two off-road parking spaces add further convenience.



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Hallway

11' 7" x 3' 5" (3.54m x 1.04m)

Kitchen

9' 2" x 7' 9" (2.79m x 2.36m)

The modern kitchen, fitted with a choice of low and eye-level storage, finished with a high-gloss facsia. The oven and gas hob is integrated, whilst space and plumbing facilities are available for a fridge-freezer, washing machine and dishwasher. A cleverly designed pull out cupboard provides additional worktop space / small table if required.

WC

6' 0" x 2' 10" (1.84m x 0.86m)

Lounge-Diner

17' 0" x 15' 11" (5.19m x 4.86m)

The spacious lounge-diner sits to the rear of the property and is bathed in natural light, whilst overlooking the private rear garden.

Landing

6' 11" x 2' 7" (2.11m x 0.79m)

Bedroom 1

14' 1" x 10' 10" (4.29m x 3.29m)

Bedroom one is a large double room overlooking the rear of the property, and supports fitted wardrobes.

Bedroom 2

11' 4" x 8' 6" (3.45m x 2.59m)

Bedroom two and three are well-proportioned and overlook the front.

Bedroom 3

11' 4" x 8' 6" (3.45m x 2.59m)



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Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

The family bathroom has been recently modernised with wc, basin, bath with shower over and storage.

Outside

Outside: The private rear garden is mostly laid to lawn, with a patio leading from the double doors, whilst a large shed with workbench and bike store can also be found. There are two allocated off-road parking spaces to the front

Agent Notes:

EPC Rating - C

Council Tax - C (West Suffolk)

All mains services connected

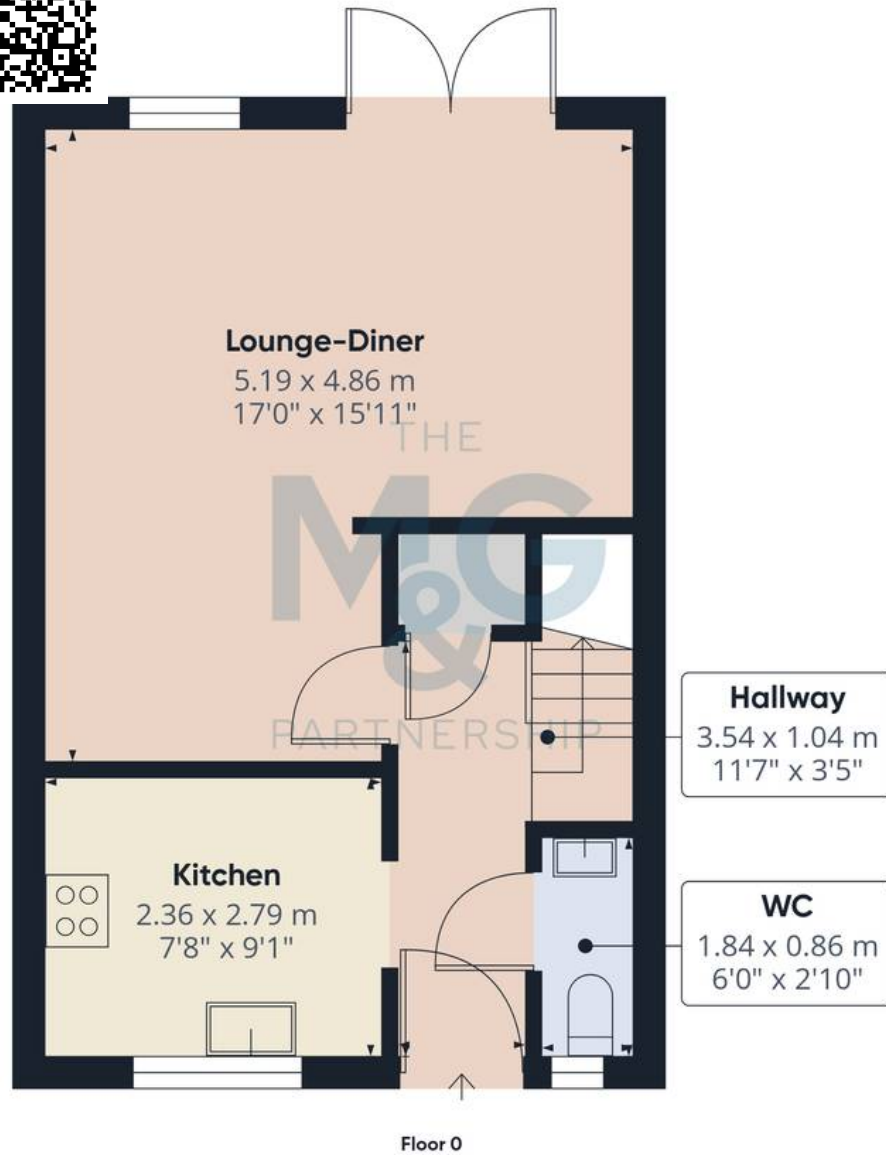
What3Words: ///starfish.natively.horses

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)



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