



## SALTSMAN ROAD BURY ST EDMUNDS, IP32 7QG

£420,000  
FREEHOLD

Located on the desired Moreton Hall, this attractive new-build three-bedroom detached house offers modern and spacious accommodation throughout. Ideally suited to families, couples or professionals, the property is beautifully presented throughout. The ground floor offers a bright and welcoming living space alongside a contemporary fitted kitchen. There are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private enclosed rear garden, ideal for relaxing and entertaining. A garage provides secure parking and useful additional storage. Situated in the popular Moreton Hall area, the property is close to a wide range of local amenities. Early viewing is highly recommended to appreciate this fantastic modern family home and its desirable location.

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# SALTSMAN ROAD

- Well Presented Three Bedroom Home • Modern Fitted Kitchen/Dining Room • Three Well Proportioned Bedrooms • Gas Fired Central Heating • En-Suite From Master Bedroom • Enclosed private rear garden • Garage & Off Road Parking • Solar Panels • Current NHBC Warranty • Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Stairs to first floor. Under stair storage cupboard. Storage cupboard. Radiator.

## W.C

W.C. Hand wash basin. Window to the front. Radiator.

## Sitting Room

French doors leading to the rear garden. Two windows to the side. Two Radiators.

## Kitchen/Diner

Fitted with a range of wall and base units with work surface over. Inset 1 and half bowl sink. Integrated dishwasher, washing machine, fridge-freezer, oven and gas hob with extractor fan overhead. Double french doors leading to the rear garden. cupboard housing boiler. Two windows to the front. Window to the rear. Radiator.

## Landing

Storage cupboard. loft access. Two windows to the side. Radiator.

## Bedroom 1

Window to the front. Window to the rear. En-suite. Radiator.

## En-Suite

Shower. W.C. Hand wash Basin. Window to the front. Radiator.

## Bedroom 2

Window to the side. Radiator.

## Bedroom 3

Window to the side. Radiator.

## Bathroom

Bathtub. W.C. Hand wash basin. Window to the front. Radiator.

## Outside

## Garden

Mainly laid to lawn with a small patio area. Side gated access leading to the front. Enclosed by fencing.

## Garage

Up and over door. Power light connected.

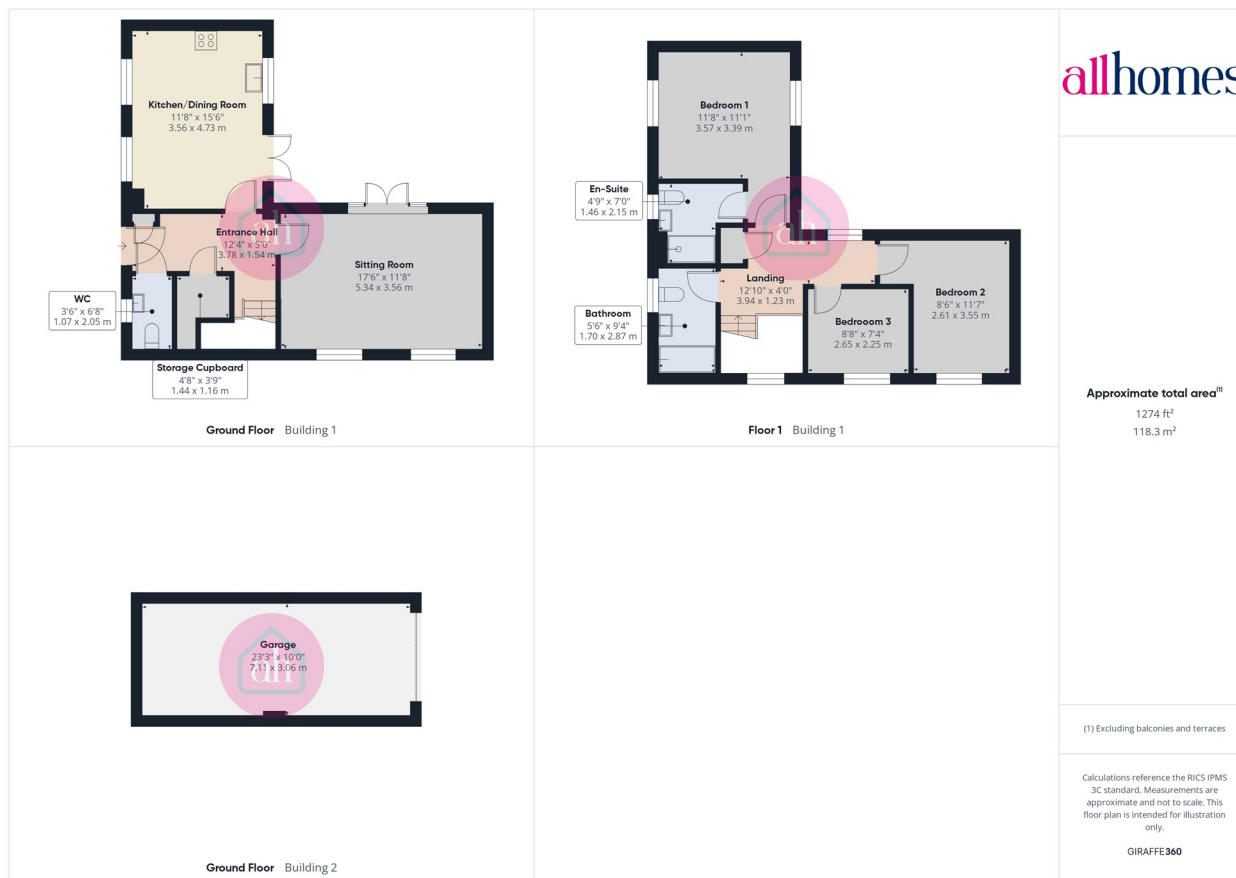
## Agents Note

The estate service charge is to be confirmed.



## SALTSMAN ROAD





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 92                      | 92        |
| (81-91) <b>B</b>                            |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## EPC Rating: A Council Tax Band: New Build

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