



Browse Close, Bury St. Edmunds

Sheridans



This two bedrooomed detached bungalow is situated on the popular Moreton Hall Development providing well presented accommodation with no onward chain.

The property itself is in excellent condition and has been re-decorated along with new carpets/flooring throughout. Currently in brief the accommodation comprises: Composite front door opening to entrance hall with airing cupboard housing gas fired boiler (fitted 2021). The good sized sitting room has feature fireplace with inset electric fire, window and French doors opening to the enclosed rear garden. The well appointed kitchen has a range of wall and base units with preparation surfaces, eye level double oven, ceramic hob, further space for other appliances along with window to front and door opening to garden. There are two double bedrooms, one with recently fitted air conditioning unit. The modern shower room has a walk-in shower cubicle, vanity wash basin with cupboards under and concealed cistern WC.

Outside

Block paved area to front and side (which could provide further parking) with driveway leading to garage with electric door, power/light and courtesy door. The fully enclosed rear garden is mainly laid to lawn with patio area, planted borders and gate to front.

Location

The property is situated on the ever popular Moreton Hall, which is situated on the eastern outskirts of the town. The immediate area is extremely well served with a range of amenities including, primary school and new secondary school, church, public house, coffee shop, post office, doctor surgery, community centre and Tesco

Express store. The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centres.

Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Ottewell Road. At the roundabout continue then at the next roundabout take 3rd exit onto Symonds Road. Take first left onto Heldhaw Road then 2nd right onto Browse Close where the property can be found on the left.

Services

All mains services being gas, electric, water and drains are connected.

Council Tax: West Suffolk Band: C

- CHAIN FREE
- Good sized accommodation
- Double bedrooms
- Re-decorated with new carpets/flooring throughout
- Modern shower room
- UPVC triple glazing
- Fully enclosed garden
- Garage with electric door along with off road parking
- Gas fired central heating along with aircon unit in bedroom
- Close to amenities and easy access to town centre

Broadband speed: Up to 1800 mbps available (Source Ofcom)

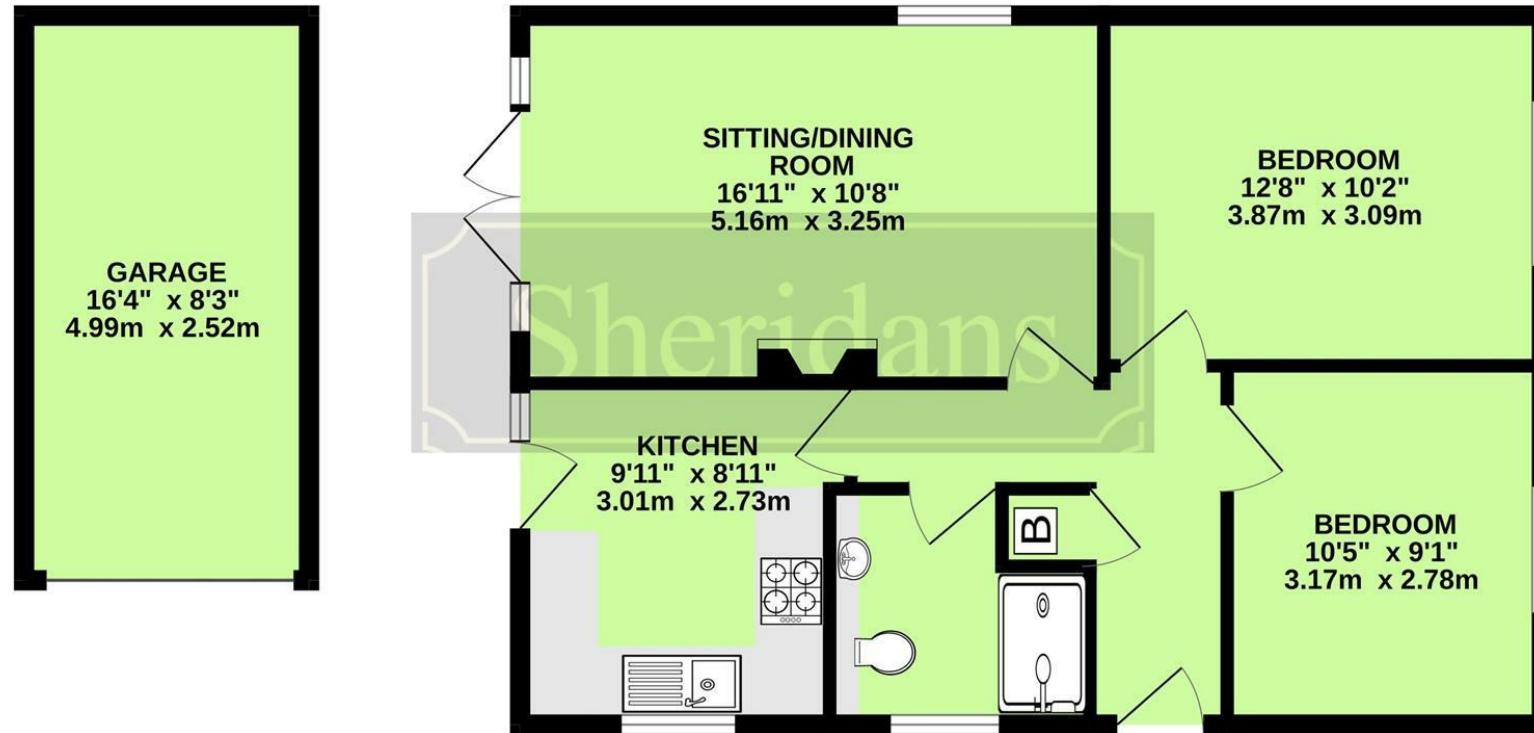
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk





Measurements are approximate. Not to scale. Illustrative purposes only.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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