



SEBERT ROAD, BURY ST. EDMUNDS IP32 7EB

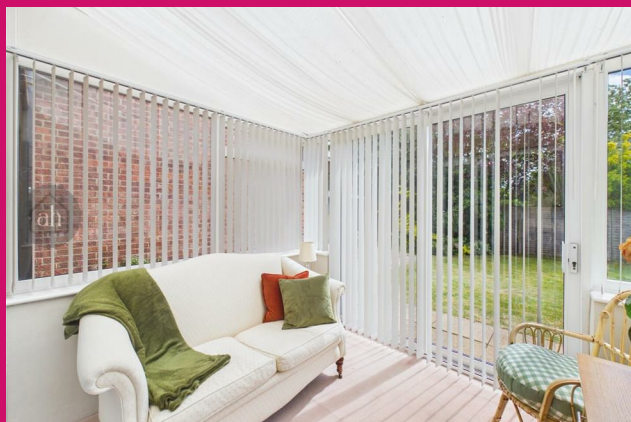
£400,000
FREEHOLD

Offered for sale with no onward chain and located on the desirable Moreton Hall, this well-presented detached home offers a wonderful opportunity for families seeking a spacious and well-presented home. Upon entering, you are greeted by a welcoming entrance hall and convenient cloakroom. The well-proportioned sitting room opens into a separate dining room, perfect for entertaining, while the conservatory and well-appointed kitchen enjoy views of the south facing rear garden. The property features four well-proportioned bedrooms, allowing for flexibility and a shower room conveniently located. Outside, the property benefits from lovely gardens to the front and rear, offering a tranquil space for relaxation. Additionally, a garage and wooden garden shed provide ample storage and parking. The home benefits from a vibrant community and a wealth of local amenities, including shops, schools and parks, all within easy reach. Viewing is highly recommended.

allhomes

SEBERT ROAD

• Chain Free! Detached Four Bedroom Home • Well Appointed Kitchen • Spacious Sitting Room • Gas Fired Central Heating • Garage & Driveway Parking • Separate Dining Room • Conservatory With Garden Views • Four Good Sized Bedrooms • Large Wooden Shed For Storage • Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Front door and door leading into the entrance hall.

Entrance Hall

Welcoming entrance hall. Stairs leading to the first floor. Under stairs cupboard. Radiator.

Cloakroom

WC and wash basin. Window to front. Radiator.

Sitting Room

Well-proportioned room with bay window to the front. A gas fireplace. Opens into the dining room. Radiator.

Dining Room

Adjoining the sitting room. Sliding patio door opening into the conservatory. Radiator.

Conservatory

Sliding patio door directly opening to the garden.

Kitchen

A range of wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Integrated appliances include electric oven, gas hob with extractor hood over. Space for fridge freezer, washing machine and dishwasher. Window to rear and door accessing the garden. Wall mounted new boiler. Window to rear and door into the garden. Radiator.

Landing

Loft access and airing cupboard.

Bedroom 1

Double room with window to rear. Radiator.

Bedroom 2

Double room with window to front. Radiator.

Bedroom 3

Window to front. Radiator.

Bedroom 4

Window to rear. Radiator.

Shower Room

WC and pedestal wash basin. Corner shower cubicle. Window to rear. Radiator.

Outside

Front Garden

The front garden is laid to lawn with a pathway to the front door and shingle border. Driveway leading directly to the single garage offering off road parking.

Rear Garden

Fully enclosed south facing rear garden with a patio seating area. Laid mainly to lawn with established hedge, shrub borders and trees offering privacy. A pathway leading to a shingle area and the wooden shed. Gated side access to the front and pedestrian door into the garage.

Wooden Garden Shed

Large garden shed with shelving and storage. Window to side.

Garage

Up and over door. Pedestrian door to the garden. Window to rear and power connected.

Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

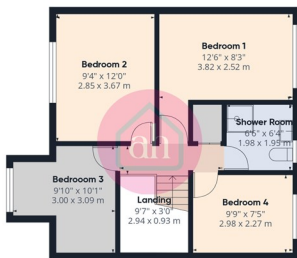


SEBERT ROAD

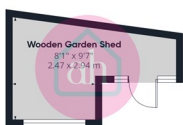




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

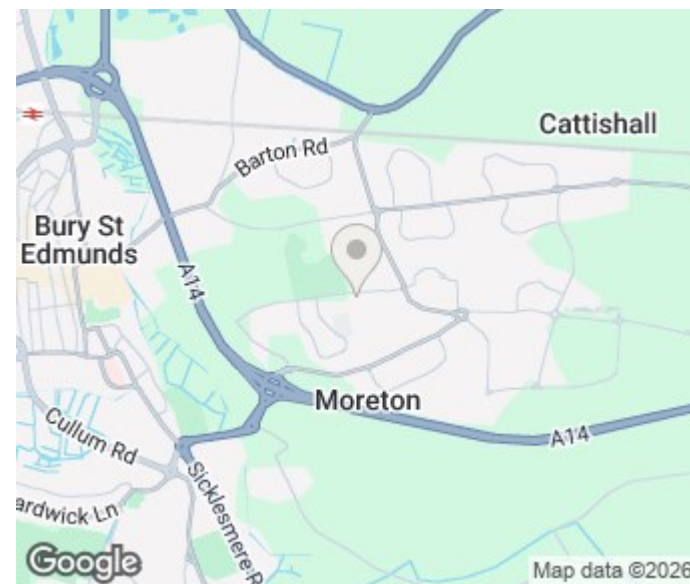
allhomes

Approximate total area¹
1282 ft²
118.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: D

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

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

allhomes