

**AIRFIELD ROAD  
BURY ST EDMUNDS, IP32 7PJ  
F O R S A L E**

- 3 DOUBLE BEDROOMS
- CHAIN FREE
- MORETON HALL
- WELL-PRESENTED
- DRIVEWAY & GARAGE
- EPC C
- COUNCIL TAX BAND C



**PRICE  
£300,000**



**GD Estates** are delighted to offer to the market this **CHAIN FREE**, three-bedroom semi-detached house on the popular Moreton Hall development in Bury St Edmunds. The internal accommodation is well-presented, comprising three double bedrooms (with ensuite to master), a living room, dining room, kitchen, cloakroom, and family bathroom.

Externally, the property benefits from a rear garden, driveway, and garage.



## LOCATION:

Airfield Road is located on the popular Moreton Hall development on the eastern side of Bury St Edmunds. Moreton Hall offers a range of local facilities within walking distance, including the Moreton Hall Health Club and Abbots Green Primary Academy. The town centre of Bury St Edmunds is just a short distance away and boasts a range of additional facilities, including the Abbey Gardens, Arc Shopping Centre, and Theatre Royal, as well as a train station with links to London Liverpool Street. The property is also within easy access of the A14 trunk road, providing links to the nearby towns of Ipswich and Cambridge, and London via the M11. This property is ideal for both those wishing to enjoy the town and those needing to commute further afield.

## ENTRANCE HALLWAY:

The property is accessed via a composite door into the spacious internal hallway, which provides access to all of the ground floor accommodation. There are stairs to the first floor and a radiator.

## LIVING ROOM

19' 8" x 10' (5.99m x 3.05m):

This light and airy living room features uPVC patio doors leading to the rear garden, a uPVC window to the front aspect, a central heating radiator, and an electric fireplace.

## KITCHEN

9' 2" x 9' 1" (2.79m x 2.77m):

This well-equipped kitchen boasts a range of wall-mounted and under-counter cabinets set beneath square-edge, granite-effect worktops with complementary tiled splashbacks. Features include an inset stainless steel sink with drainer and mixer tap, a freestanding electric oven and hob with extractor over, and an integrated fridge-freezer, along with space and plumbing for a dishwasher or washing machine. The room is finished with a wall-mounted boiler, a uPVC window to the rear aspect, and a composite door providing direct access to the garden.

## DINING ROOM

11' 4" x 10' 3" (3.45m x 3.12m):

Featuring a uPVC window to the front aspect and a radiator.

## CLOAKROOM:

Featuring a low-level WC and a pedestal wash hand basin.



## LANDING:

The spacious landing provides access to all first-floor accommodation and features a uPVC window to the rear aspect, a loft hatch, and an airing cupboard housing the immersion heater.

## BEDROOM 1

**15' 1" x 10' 3" (4.6m x 3.12m):**

Double bedroom boasting built in wardrobes, one radiator and uPVC window to front aspect. Access to:

## ENSUITE:

The ensuite features a three-piece white suite comprising a shower cubicle with a mains-fed shower, a low-level WC, and a pedestal wash hand basin. The room is finished with a radiator and an obscure uPVC window to the side aspect

## BEDROOM 2

**9' 9" x 9' 4" (2.97m x 2.84m):**

A further double bedroom with a uPVC window to the rear aspect and one radiator.

## BEDROOM 3

**9' 9" x 9' 4" (2.97m x 2.84m):**

The third double bedroom features a uPVC window to the front aspect and one radiator.

## EXTERNALLY:

Externally: To the rear, the property boasts a fully enclosed garden, predominantly laid to lawn with a decking area-perfect for outdoor entertaining. The garden also benefits from a side access gate and a personal door into the garage. To the front, a private driveway provides off-road parking and leads to the single garage, which is accessed via an up-and-over door.

## SERVICES

The property offers mains gas, water, drainage and electricity. Gas fired central heating.

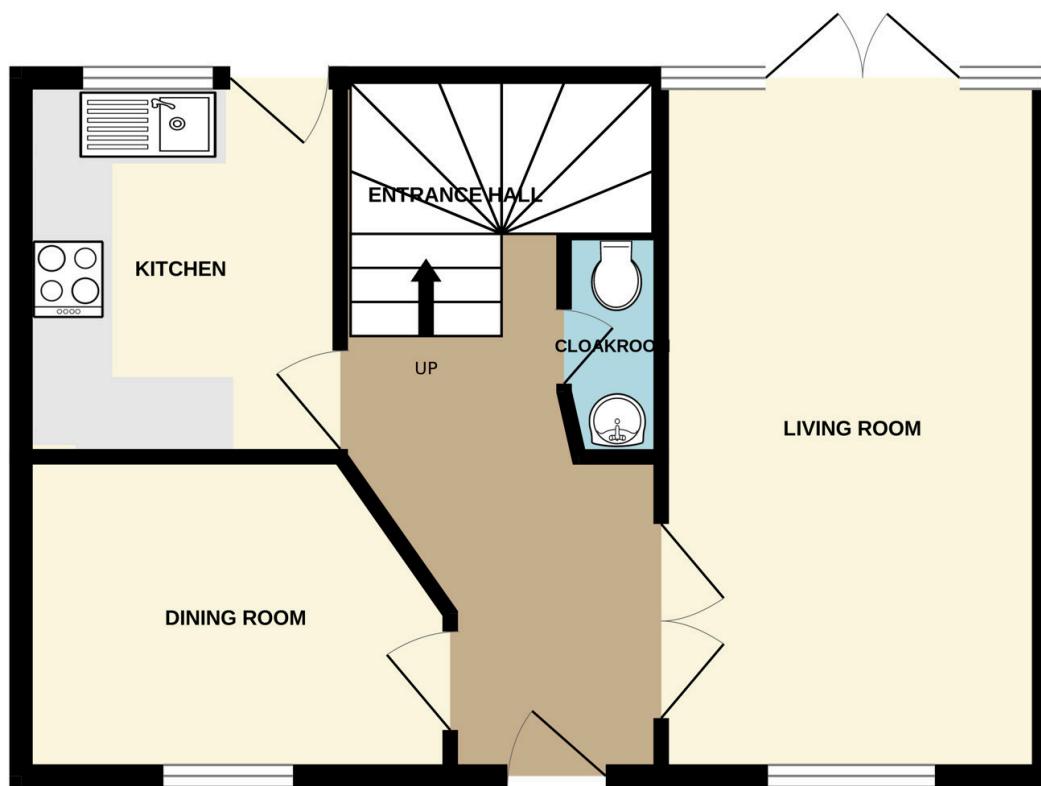
## TENURE

The property is **FREEHOLD**, chain free and to be sold with vacant possession.

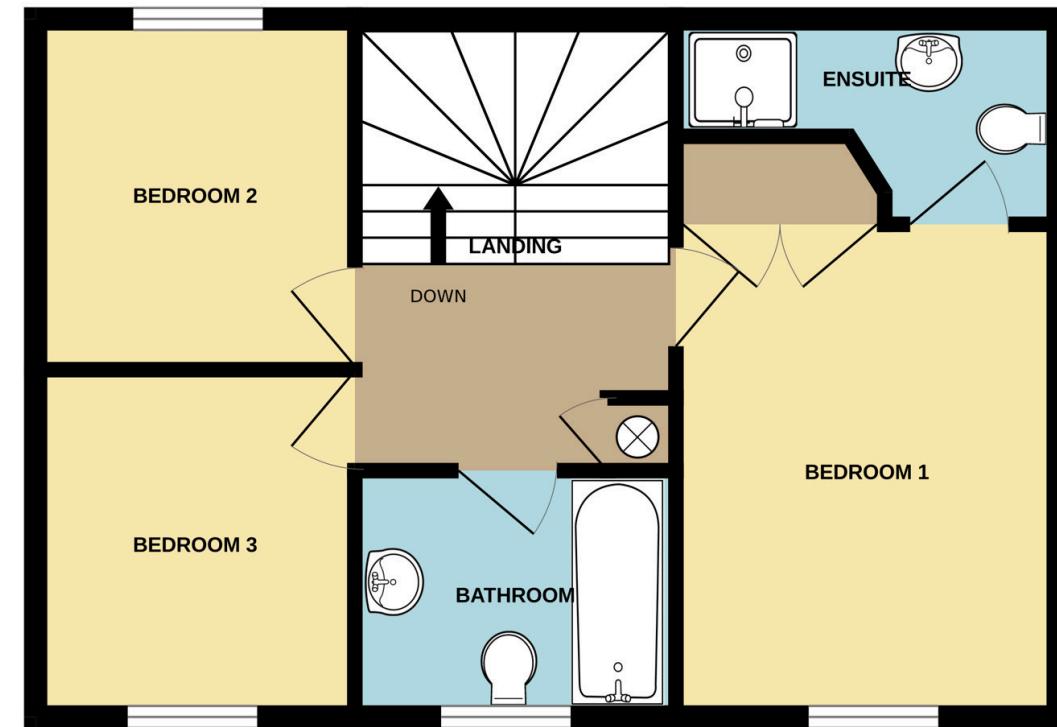




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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