

**MANOR ASH DRIVE
BURY ST EDMUNDS, IP32 7HN
FOR SALE**

- TWO DOUBLE BEDROOMS
- CHAIN FREE
- MORETON HALL
- OFF ROAD PARKING
- ENSUITE
- LIVING ROOM/DINING ROOM
- EPC D
- COUNCIL TAX BAND B



PRICE
£235,000



GD Estates are pleased to bring to the market this chain-free two-bedroom mid-terrace home, located on the sought-after Moreton Hall estate in Bury St Edmunds.

The well-presented internal accommodation comprises two double bedrooms (with an en-suite to the master), a kitchen, a spacious living/dining room, and a family bathroom.

Externally, the property benefits from a rear garden and off-road parking.



LOCATION:

Manor Ash Drive 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 uPVC part-glazed front door leading into the entrance hallway. From here, there is access to all ground floor accommodation, along with stairs rising to the first floor and a radiator.

KITCHEN

8' 6" x 6' 11" (2.59m x 2.11m):

The kitchen features a range of wall-mounted and base units set beneath roll-edge granite-effect worktops with complementary tiled splashbacks. There is an inset stainless steel sink with drainer and mixer tap. Integrated appliances include an electric oven and gas hob, with space and plumbing for a dishwasher or washing machine, and additional space for a fridge-freezer.

KITCHEN CONTINUED:

Further benefits include a wall-mounted boiler and a uPVC window to the front aspect.

LIVING ROOM/DINING ROOM

16' 6" x 13' 3" (5.03m x 4.04m):

A light and airy living room providing ample space for both lounge furniture and a dining table and chairs. uPVC patio doors open onto the rear garden, with additional features including a radiator and an understairs storage cupboard.

LANDING:

The landing provides access to all first floor accommodation. It also features an airing cupboard housing the immersion tank and offering additional storage, along with access to the loft.

BEDROOM 1

12' 3" x 10' 0" (3.73m x 3.05m):

A double bedroom featuring built-in wardrobes with sliding doors, two uPVC windows to the front aspect, a radiator, and access to:

ENSUITE

6' 2" x 5' 3" (1.88m x 1.6m):

The en-suite features a three-piece suite comprising a tiled shower cubicle with mains shower, a wall-mounted wash hand basin, and a low-level WC. Additional benefits include a heated towel rail and an obscure uPVC window to the front aspect.



BEDROOM 2

12' 1 (max)" x 8' 0" (3.68m x 2.44m):

Double bedroom with uPVC window to rear aspect and one radiator.

FAMILY BATHROOM

8' 0" x 4' 10" (2.44m x 1.47m):

The bathroom comprises a three-piece white suite including a panelled bath, low-level WC, and pedestal wash hand basin. Additional features include a heated towel rail and an obscure uPVC window to the rear aspect.

EXTERNALLY:

To the rear, the property offers an enclosed garden, predominantly laid to lawn with a patio area ideal for outdoor seating. A garden shed is included, and a rear gate provides access to the off-road parking.



estates
Sales and Lettings



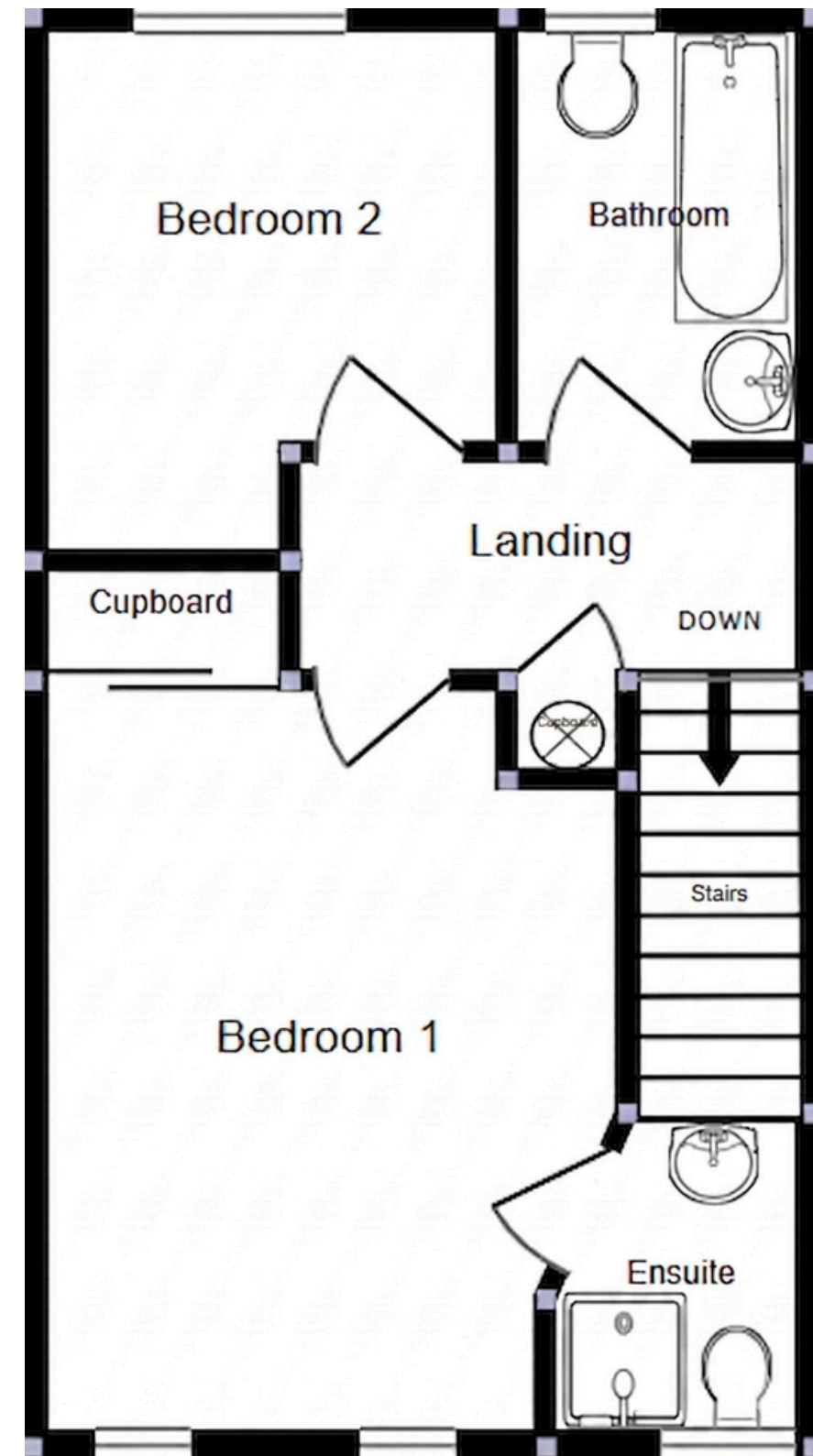
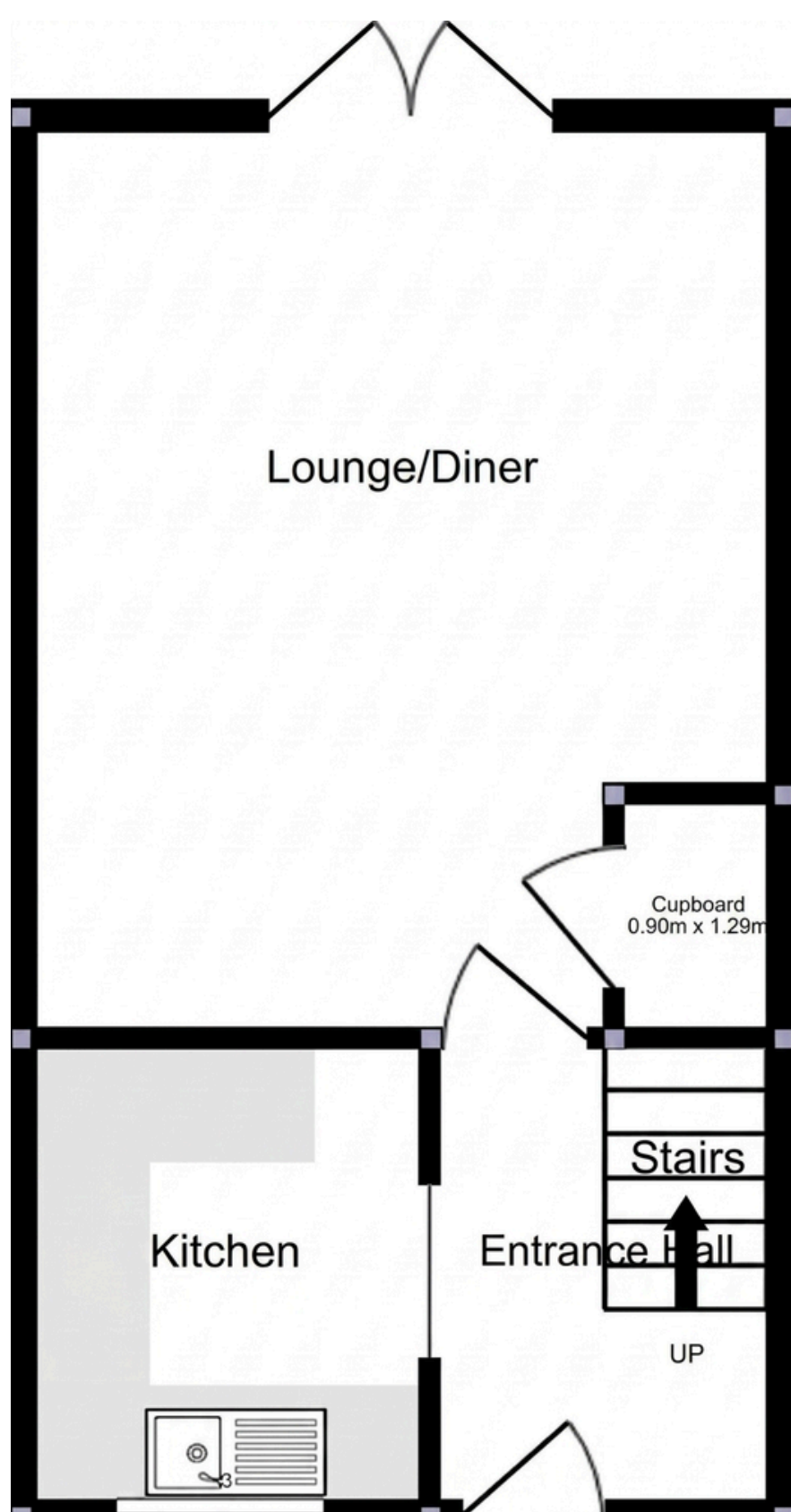
01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ



estates
Sales and Lettings



01284 750891



sales@gdestates.co.uk



14, The Traverse, Bury St Edmunds, IP33 1BJ