

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



10 Selway Drive,  
Bury St. Edmunds, IP32 7PL

Guide Price  
£320,000

M&G  
PARTNERSHIP

## *Generously Proportioned & Extended Three Bedroom Home*

Welcome to Selway Drive, a well-presented three-bedroom, semi-detached property offering a sizeable extension to the rear and access to the integral garage.

Situated on the highly sought-after Moreton Hall development in Bury St Edmunds, this generously proportioned three-bedroom home enjoys superb access to a wide range of local amenities, with the town providing an excellent selection of both independent and high-street bars, restaurants, and shops, all easily reached by a short drive into the town centre.

In addition, a variety of local eateries, supermarkets, leisure facilities, and well-regarded educational establishments are conveniently located close by.

Excellent transport links further enhance the appeal, with the A14 easily accessible, providing direct connections to Ipswich, Stowmarket, and Cambridge—making the property ideal for commuters seeking wider professional opportunities.

- Well-Presented Throughout
- Three Double Bedrooms All With Fitted Storage
- Triple Aspect Extension To The Rear Overlooking Garden
- Integral Garage
- Family Bathroom, En-Suite & Cloakroom
- Vendors have found - SHORT CHAIN!
- Contemporary Kitchen With Fitted Appliances
- Popular Residential Location



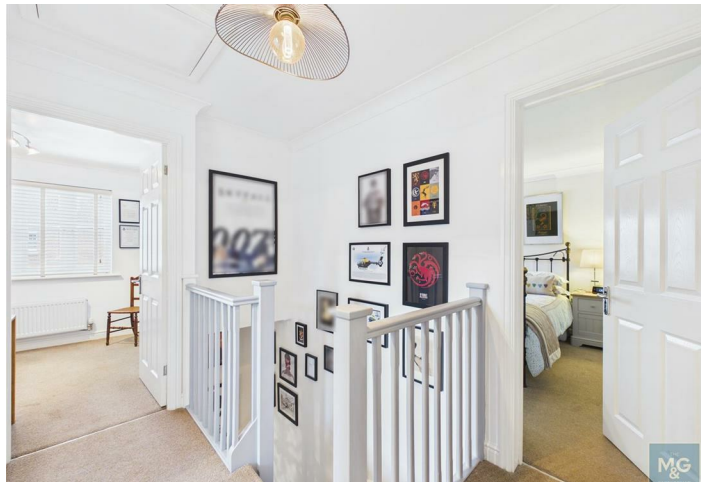
#### Ground Floor:

Upon entry, you are greeted by the hallway, providing access to staircase, wc, kitchen and lounge.

The contemporary kitchen is well appointed, finished with a stylish high-gloss fascia as well as an integrated oven, hob, extractor fan and dishwasher. Space and plumbing facilities are available for a free-standing fridge-freezer and washing machine.

The lounge can be found adjoining the triple aspect extension, complete with heating and power, making for a unique and practical room all year round. Access can be found into the rear of the garage, complete with power.

Fitted with wc and basin, the cloakroom completes the ground floor.

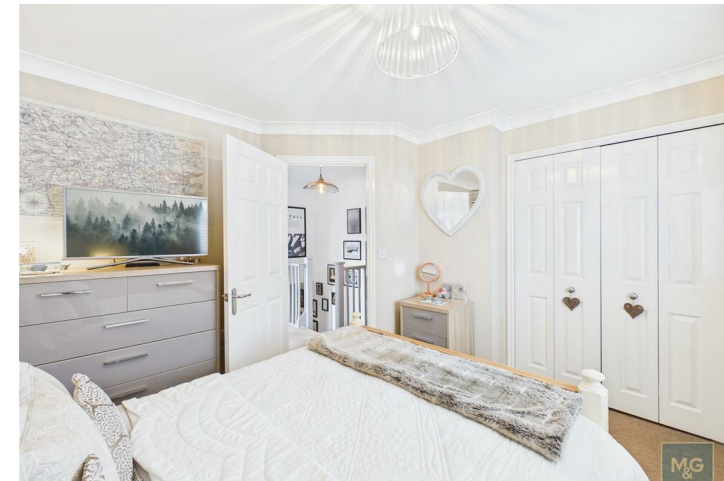


#### First Floor:

Upstairs, the landing holds access to all three double bedrooms, all of which support fitted wardrobes to maximise the space available. Bedroom one and three overlook the front of the property, whilst bedroom two overlooks the rear.

The principal bedroom also supports an en-suite, finished with double walk-in shower, wc, basin, storage and heated towel rail.

The family bathroom suite is finished with wc, basin and a handheld shower over bath.



#### Outside:

The private rear garden has been hard-landscaped creating a low maintenance area to enjoy, whilst still upholding ample space to add a choice of potted greenery for those who are green-fingered. Additional space to the side of the property holds decking and a summer house as well as gated access to the front.



#### Agent Notes:

EPC Rating - B

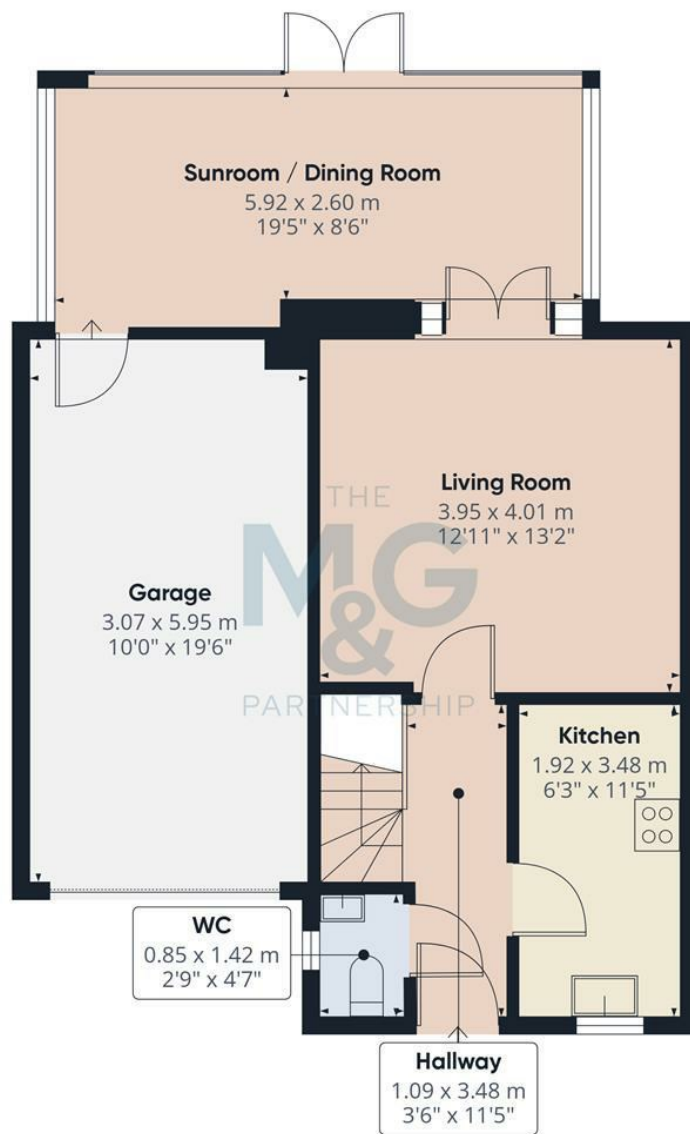
Council Tax - C (West Suffolk)

What3Words: ///snitch.wriggle.flattens

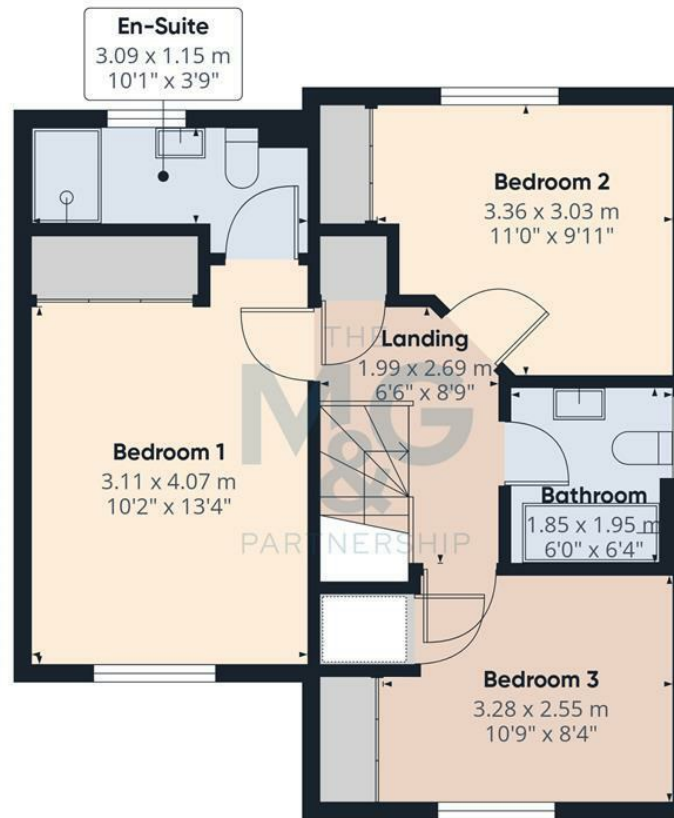
All mains services connected.

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)



Floor 0



Floor 1



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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