

**WORCESTER CLOSE
BURY ST EDMUNDS, IP32 7JR
FOR SALE**

- CHAIN FREE
- EXTENDED
- 3 BEDROOMS
- SEMI-DETACHED
- MORETON HALL
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND C
- EPC C

PRICE
£330,000

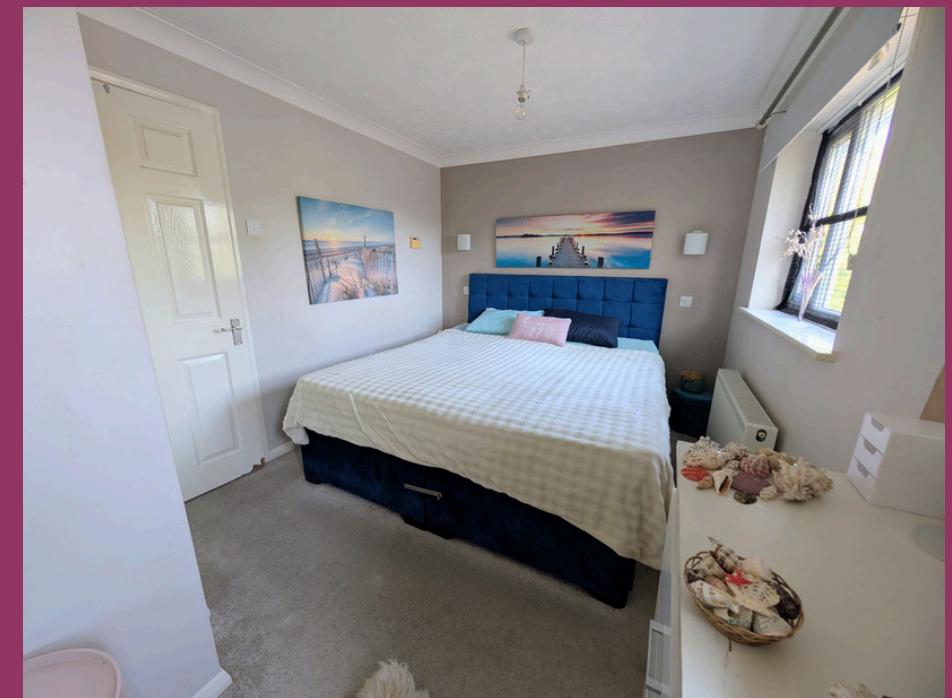




GD Estates are delighted to offer for sale this well-presented and ideally located three-bedroom semi-detached home, situated on the ever-popular Moreton Hall development in Bury St Edmunds. Extended to provide additional living space and offered to the market with no onward chain, this property presents an excellent opportunity for a range of buyers.

The accommodation comprises three bedrooms, a spacious living room, kitchen, extended dining room, cloakroom, and a family bathroom.

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



LOCATION:

Worcester Close 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 entered via a composite door leading into the entrance hallway. The hallway benefits from a radiator and provides access to the living room and cloakroom.

LIVING ROOM

15' 3" x 12' 0" (4.65m x 3.66m):

Light and airy living room featuring an electric fireplace, stairs rising to the first-floor accommodation, useful understairs storage, and double doors leading through to the kitchen. The room further benefits from a radiator and a uPVC window to the front aspect.

KITCHEN

15' 5" X 9' 3" (4.7M X 2.82M):

Well-equipped kitchen boasting a range of wall-mounted and base units beneath granite-effect worktops with complementary tiled splashbacks. Inset stainless steel sink and drainer with mixer tap over. Integrated gas hob with extractor hood above and electric oven below, together with space and plumbing for a dishwasher and washing machine, and space for a fridge/freezer. The kitchen further benefits from a breakfast bar, radiator, uPVC window to the rear aspect, and open access to:

DINING ROOM

12' 9" x 12' 9" (3.89m x 3.89m):

Extended and spacious reception room featuring two Velux windows, a radiator, and uPVC bi-fold doors providing direct access to the rear garden, creating a bright and versatile living space.

LANDING:

Spacious landing giving access to all the first floor accommodation. Loft hatch.



BEDROOM 1

13' 6 (max)" x 8' 10" (4.11m x 2.69m):

Double bedroom featuring built-in wardrobes with sliding mirrored doors, a radiator, and a uPVC window to the rear aspect.

BEDROOM 2

9' 1" x 8' 7" (2.77m x 2.62m):

Second double bedroom with uPVC window to front aspect and one radiator.

BEDROOM 3

9' 1" x 6' 8" (2.77m x 2.03m):

uPVC window to front aspect and one radiator.

BATHROOM

7' 5" x 5' 7" (2.26m x 1.7m):

Featuring a three-piece white suite comprising a panelled bath with mains-fed shower and glass screen over, low-level WC, and wall-mounted wash hand basin with storage beneath. The bathroom further benefits from a heated towel rail and a useful built-in storage cupboard.

EXTERNALLY:

Fully enclosed rear garden, predominantly laid to lawn with mature borders and rear access to the garage. To the front of the property is a driveway providing off-road parking and access to the garage via an up-and-over door.





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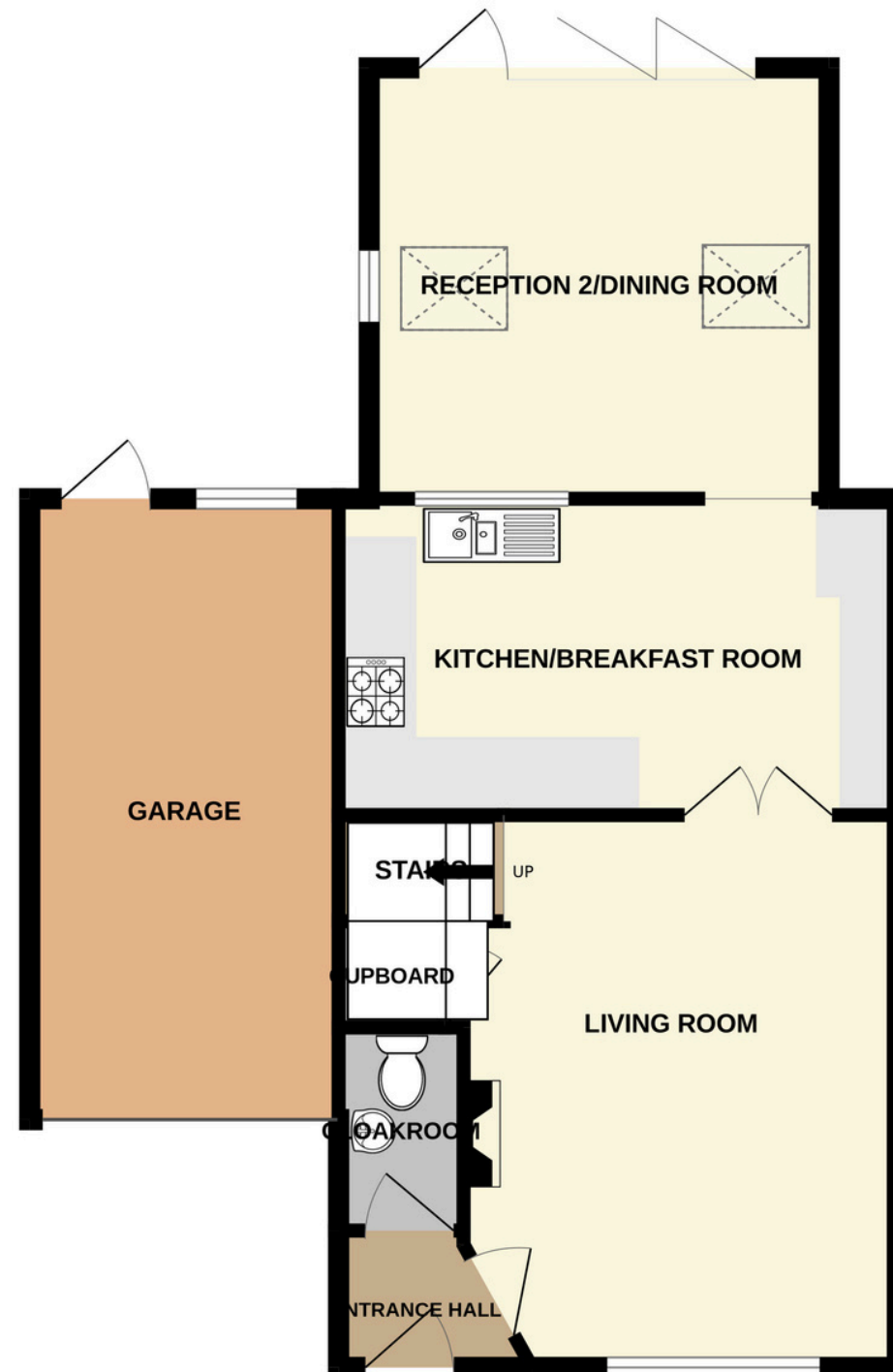


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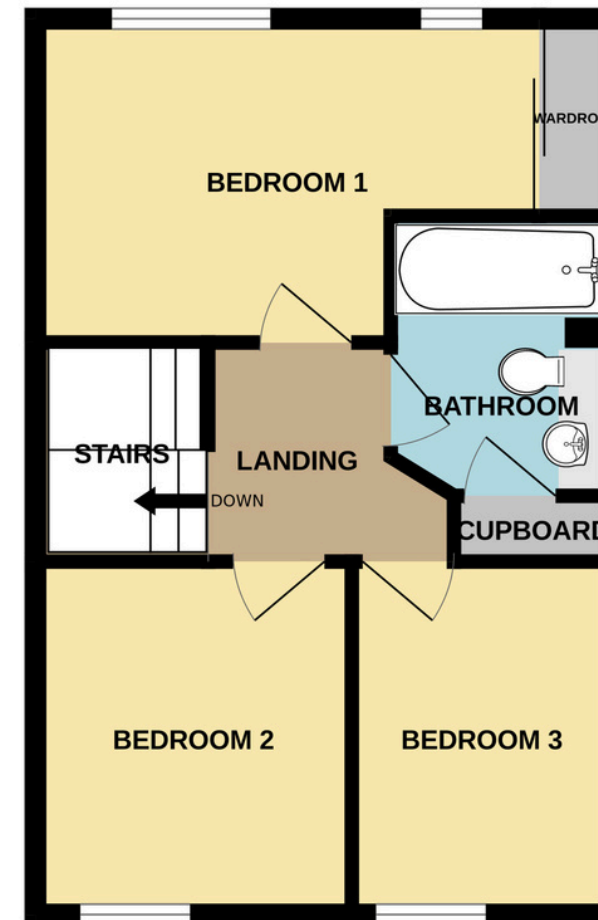


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GROUND FLOOR



1ST FLOOR



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