





# RAEDWALD DRIVE, BURY ST. EDMUNDS

IP32 7DD

OIEO £450,000

FREEHOLD

Situated on the popular Moreton Hall development in Bury St Edmunds, this detached four-bedroom home has been extended to provide spacious and versatile accommodation ideal for modern family living. The ground floor offers three reception rooms, together with a kitchen/family room, separate utility room and conservatory. Upstairs, there are four good-sized bedrooms, with both the master bedroom and bedroom two benefiting from en-suite shower rooms, while the master also enjoys a dressing area. Outside, the property offers off-road parking to the front, while the enclosed rear garden provides an excellent space for relaxing and entertaining, along with a purpose-built home office/studio, ideal for home working or hobbies.

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# RAEDWALD DRIVE

• Three Reception Rooms • Principal Bedroom & Guest Bedroom With En-Suites • Conservatory With Garden Views • Gas Fired Central Heating • Insulated Outbuilding/Home Studio • Stylish Kitchen/Dining Room • Utility Room & Ground Floor Cloakroom • Separate Study/Music Room • Within Walking Distance To Local Amenities • Step Inside Today With Our 360 Virtual Tour!





## Entrance Hall
Welcoming entrance hall. Stairs to first floor with understairs storage cupboard. Window to front. Radiator.

## Cloakroom
WC and wash basin. Window to side. Radiator.

## Kitchen/Dining Room
Impressive sized kitchen with a wide range of wall and base cupboard and drawer units and ample worktops over. Inset sink, drainer and fitted water softener. Eye level built in double oven, induction hob with extractor hood over. Integrated dishwasher, fridge freezer and washing machine. Window to front. The kitchen opens to the dining area with French doors opening directly to the garden. Wall mounted radiator.

## Utility Room
Worktop with space for white goods.

## Sitting Room
Well-proportioned room with dual aspect windows to side and rear. Radiator.

## Family Room
Spacious room with window to side and French doors opening to the conservatory. Radiator.

## Conservatory
Partial glazed with views of the rear garden. French doors opening to the rear garden.

## Study/Music Room
Bay window to front. Loft access. Radiator.

## Landing
Window to front. Storage cupboard. Loft access.

## Principal Bedroom
Generous sized double bedroom with three fitted double wardrobes. Dual aspect windows to rear and side. Radiator.

## En-Suite
WC and wash basin. Double shower cubicle. Window to front. Heated towel rail.

## Bedroom 2
Double bedroom with fitted wardrobes. Window to front. Radiator.

## En-Suite
WC and wash basin. Corner shower cubicle. Heated towel rail.

## Bedroom 3
Double bedroom with window to rear. Radiator.

## Bedroom 4
Dual aspect windows to front and side. Radiator.

## Bathroom
WC and pedestal wash basin. Bath, fully tiled with shower head over. Window to rear. Radiator.

## Outside

## Front Garden
To the front is a driveway for off road parking and low maintenance shingle area. Gated access to the rear garden.

## Rear Garden
Fully enclosed by fencing, established trees and hedging offering privacy. Featuring a paved patio seating area, the remainder of the garden is laid to lawn with mature shrub borders. A paved pathway leads to the personal doors into the home studio and paved pathway to the side leading to gated access to the front.

## Outbuilding/Home Studio
Fully insulated. Power connected. Personal doors to the garden.

## Disclaimer
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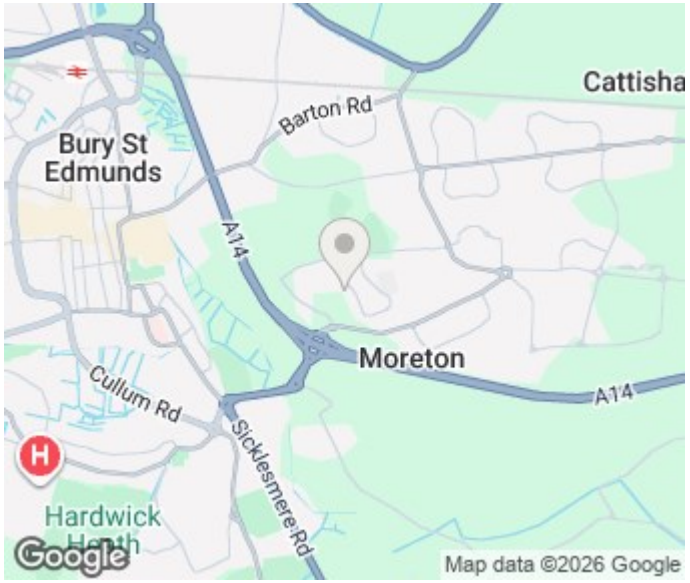


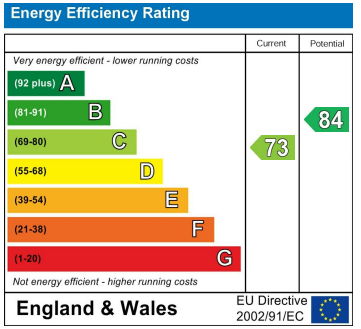











## EPC Rating: C  Council Tax Band: E

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