



## Heldhaw Road , Bury St. Edmunds, IP32 7ES

Isaac Estates are pleased to market this modern three bedroom detached house located on the popular Morton Hall Development.

The property is set over two floors and offers entrance porch, sitting room / dining room, conservatory, kitchen with integrated double oven and hob, separate utility room and cloakroom. The first floor offers three bedrooms (One with fitted wardrobes) and family bathroom. Externally there is an enclosed rear garden, ample driveway parking to front and converted garage for some storage.

£1,500 Per month

# Heldhaw Road

, Bury St. Edmunds, IP32 7ES



- MODERN DETACHED HOUSE SITUATED ON MORETON HALL
- MODERN KITCHEN WITH INTEGRATED DOUBLE OVEN AND HOB
- ENCLOSED REAR GARDEN, CONVERTED GARAGE LEAVING A SMALL SPACE FOR STORAGE)
- FRONT PORCH, SITTING ROOM, DINING ROOM
- SEPARATE DINING ROOM, CLOAKROOM
- AMPLE DRIVEWAY PARKING TO FRONT
- CONSERVATORY WITH UNDERFLOOR HEATING
- THREE BEDROOMS (ONE WITH FITTED WARDROBES)
- EPC 67D, VIEWING HIGHLY RECOMMENDED



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	