Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

15 Borradale Road, Bury St. Edmunds, Suffolk, IP32 7LH

PREPARE TO BE IMPRESSED! - This attractively presented semi-detached home has been substantially extended to the rear making it somewhat larger than you might expect.

The house occupies a pleasant setting on St James Park - an established and particularly sought after part of Moreton Hall. In our opinion, the house would be perfect for a young family or indeed anyone looking for lots of reception space.

- Extended and much improved semi-detached house
- Occupying a popular and extremely well served location
- Hall, cloakroom, good sized sitting room
- Stunning open plan kitchen/diner/family room
- 3 Bedrooms, bathroom. Gas heating, uPVC glazing
- Single garage, parking, enclosed private gardens

Guide Price £350,000

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General Information

Borradale Road is located on the ever-popular St. James Park area of Moreton Hall. There are an extensive range of local amenities nearby including a selection of schools, shops, gyms, doctors surgery, post office and community centre.

The town centre can be easily reached by car or cycle path and offers a complete range of educational, recreational and shopping amenities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11).

This spacious semi-detached house was built in 1996 and has been owned since new by the present owner-testament if needed as to what a lovely house it is to live in. The house was then substantially extended and refurbished in 2016 to include a refitted cloakroom, bathroom and of course the superb kitchen/diner/family room. The house benefits from gas fired central heating, uPVC sealed unit glazing and air conditioning to the first floor.

In brief, the accommodation comprises: Entrance hall, refitted cloakroom, large sitting room with built-in understair cupboard. Kitchen with an extensive range of units, worktop surface, breakfast bar/peninsular unit, integrated dishwasher, double oven and induction hob. Open plan family/dining room with vaulted ceiling, electronically operated Velux windows and bi-folding doors opening into the garden.

On the first floor: The landing area gives access to all 3 bedrooms and the refitted family bathroom. Bedroom 1 has a range of fitted wardrobes, bedroom 2 is another good sized double bedroom and bedroom 3 is a single room which has a built-in cupboard and is currently being used as a home office.

Outside
The front gardens are laid to lawn and are of open plan design. The rear gardens are enclosed by walling and afford an excellent degree of privacy and seclusion. The gardens enjoy a sunny aspect and have been mostly hard landscaped for ease of maintenance. There is an area of artificial grass and a sheltered patio. There is a courtesy door leading into the garage which sits on the rear boundary and has parking to the front.

Council Tax Band C.

Directions
From the town centre proceed along Angel Hill crossing over the traffic lights into Mustow Street and Eastgate Street. At the mini roundabout bear right onto Barton Road. At the T junction turn right into Orttewell Road, at the next roundabout turn left onto Mount Road, signposted Thurston. Take the next right into Tassel Road then the 4th right hand turning into Jermyn Avenue. Take the next right into Borradale Road when the property will be seen on the left as marked by our for sale board.

Entrance Hall

Cloakroom

Sitting Room 15'2 max x 13'8 (4.62m max x 4.17m)

Kitchen 15'2 x 10'0 (4.62m x 3.05m)

Dining/Family Room 14'4 x 9 (4.37m x 2.74m)

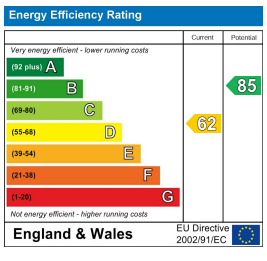
Bedroom 1 10'0 x 8'11 +wardrobes (3.05m x 2.72m +wardrobes)

Bedroom 2 11'7 x 8'4 (3.53m x 2.54m)

Bedroom 3 8'9 max x 6'7 (2.67m max x 2.01m)

Bathroom

Garage



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 fitting. 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 web site, please contact our offices immediately.

Kitchen/Diner/Family Room
Sitting Room
Hall
Bedroom 1
Bedroom 2
Bedroom 3

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