THE
Mortimer
& Gausden
PARTNERSHIP

72 Sebert Road,
Bury St. Edmunds, IP32 7EG

Offers In Excess Of
£300,000

# *A Reconfigured & Extended Family Home, Located On The Moreton Hall*

UNEXPECTABLY BACK TO MARKET! Located on the ever-desirable Moreton Hall Development, this three-bedroom family home offers an attractive position as part of a private cul-de-sac on Sebert Road. Offering a driveway for two vehicles, a reconfigured kitchen-diner overlooking the front of the property and sizeable reception space, it's clear to see the attraction in which this home holds.

An array of amenities can be found within ease of reach, which further enhance the appeal of the property. These include: Sebert Wood Primary School, Supermarkets, Hairdressers, Community Centre, Doctors Surgery and Fitness Centre to name but a few. Furthermore, with the growing need to commute for work / professional needs, the A14 can be accessed easily.

Routine public transport is located nearby, allowing you to access the West Suffolk Hospital (2.5 miles) and thriving town centre. Bury St. Edmunds is becoming an increasingly popular town to reside due to the plethora of mainstream and independent amenities it offers, let alone the rich history, wonderful architecture and country parks such as Nowton and Ickworth.

Upon arrival you are greeted by a private driveway, suitable for two vehicles, with an outside porch framing the front of the property.

- Reconfigured & Extended Family Home
- Popular Residential Location
- Driveway Parking For Two Vehicles
- Utility Room / Cloakroom
- Two Double Bedrooms & One Large Single
- Close To An Array Of Amenities
- Sunroom Overlooking The Private Rear Garden
- Ideal For A Range Of Buyers
- Excellent Catchment For Well Accredited Schools

Ground Floor:
Entrance hallway complete with hard flooring, holding access to the kitchen-diner, utility / cloakroom and lounge. The original garage has been cleverly reconfigured into a wonderful kitchen-diner overlooking the front of the property complete with velux windows. Offering a choice of low and eye level storage, finished with a shaker-style fascia, as well as space for freestanding appliances, this uniquely converted kitchen is the perfect balance of style and practicality.

The original kitchen has now been converted into a superb cloakroom / utility room offering additional storage as well as space and plumbing facilities for a washing machine and tumble-dryer.

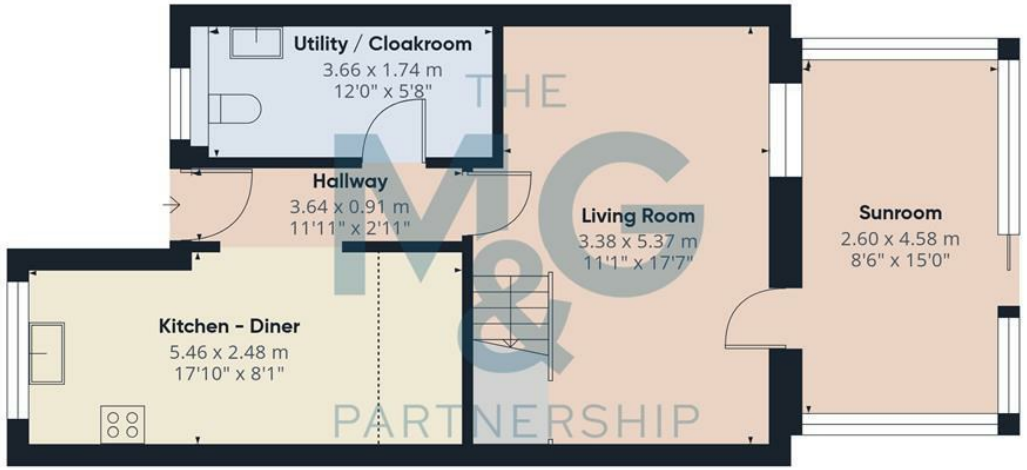
To the rear of the property you find the sizeable lounge and adjoining sunroom which overlooks the private rear garden.

First Floor:
A generous sized landing holds access to all three bedrooms, family bathroom and useful storage cupboard. Bedroom 1 is a large double room overlooking the rear of the property, whilst Bedroom 2 (double) overlooks the front of the property. Bedroom 3, albeit the smallest, is a large single room, current utilised as a dressing room. Completing the interior you find the family bathroom suite fitted with wc, basin, bath and heated towel.

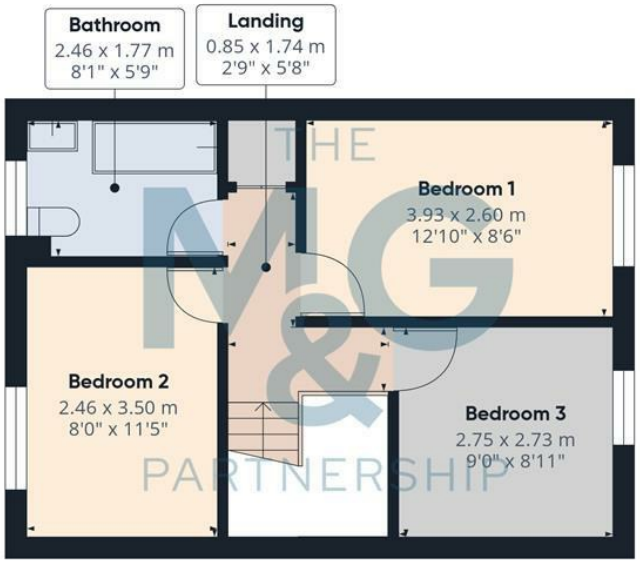
Outside:
To the rear you find a well-proportioned, private garden with a paved terrace and artificial lawn, whilst gated access leads to the front of the property.

Vendor Notes:
The current vendors had plans drawn to extend the property, with thoughts of creating a loft conversion with dormer. Engineers had attended to confirm this would be possible with the space provided. Please see approximate dimensions of loft in the floorplan. The loft is currently boarded and used for storage.

Agent Notes:
EPC Rating: C
Council Tax Rating: C
Mains gas, electricity, water and drainage
What3Words: ///crunches.nearly.flux
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (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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