Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

9 Rowan Drive,
Bury St. Edmunds, IP32 7HL

Guide Price
£315,000

An immaculately presented family home, with a larger than average garden.

This beautifully presented and updated modern semi-detached house, has a wide appeal and has been much improved by the current owner.

The house occupies a very pleasant location, on the older part of Moreton Hall and is well placed for easy access to all local amenities. Set in lovely gardens and with a garage, plus driveway.

With a beautiful newly fitted, spacious kitchen-diner, and a bright conservatory family room to the rear, leading to a larger than average garden, this is a home you will really love to come home to.

- Beautifully presented and updated home
- 3 bedrooms, family bathroom
- Sitting room, Spacious kitchen-diner
- Conservatory, Patio and decking
- Large private rear gardens
- Single attached garage and driveway
- Gas central heating, uPVC double glazing

The property occupies an excellent position on the more established part of Moreton Hall, just off Appledown Drive. The Moreton Hall Development offers an exceptional range of amenities including, primary schools, upper school, church, public house, coffee shop, post office, doctor surgery, community centre and Tesco Express store.

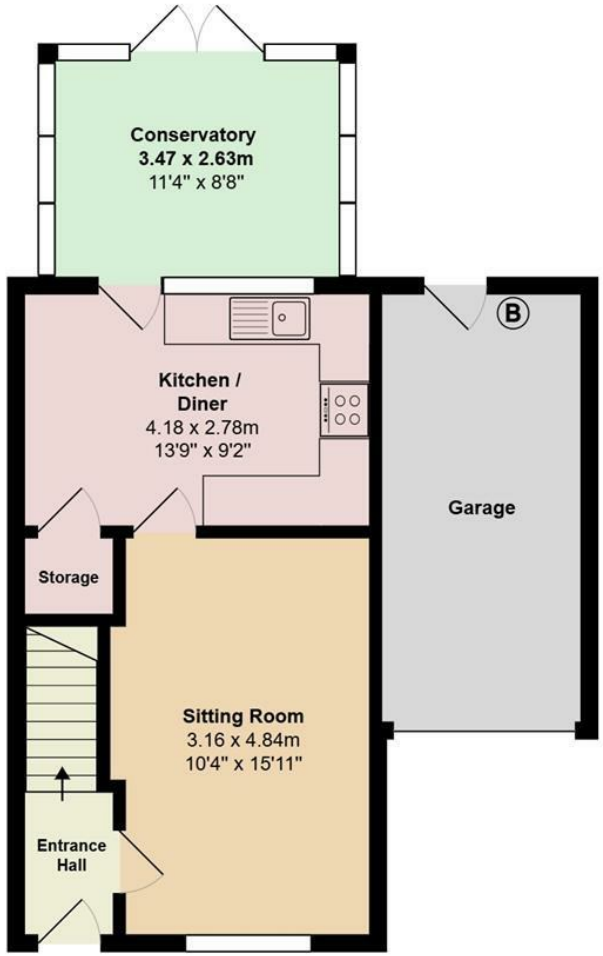
The town centre can be easily reached by car, foot or numerous cycle-ways. The A14 is also easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

Interior - On the ground floor the entrance hall leads to the spacious sitting room and onto the fitted kitchen/dining room. The property has been extended with the addition of a conservatory/family room which has double doors opening out into the garden. On the first floor are 2 double bedrooms and 1 single bedroom together with a family bathroom.

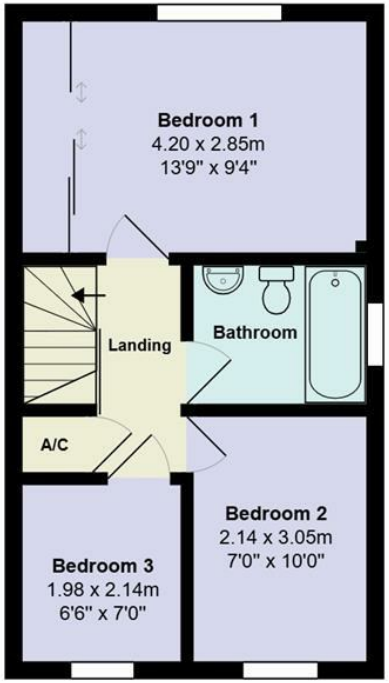
Exterior - The gardens to the front of the house are laid to lawn and include a mature tree. A driveway provides parking and access to the single garage which has light and power connected and a rear courtesy door.

The rear gardens are a particularly lovely feature of the house and afford a good degree of privacy and seclusion. The gardens are enclosed by fencing and laid to lawn with a variety of planted shrubs and trees, with a paved patio area immediately to the back of the house, and further decking bbq area at the end of the garden.

Council - West Suffolk - Band C
EPC - Current 68 D - Potential 87 B
Services - mains Gas, Electricity, Water, Drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
what3words///timed.maple.sweeping



Ground Floor



First Floor

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