



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

5 Violet Close,
Bury St. Edmunds, IP32 7JY

Price
£285,000

CHAIN FREE - Well presented Modern Terrace in a Prime Moreton Hall Location

This attractive modern terrace home offers broad appeal, presented in good decorative order throughout. Located in the sought-after Dovers Mead area of Moreton Hall, it enjoys a well-connected and established setting.

The property benefits from low maintenance gardens, a garage, and a private driveway, making it a practical and appealing choice for a variety of buyers. Whether you're a first-time buyer, looking to downsize, or seeking a solid investment opportunity, this home is sure to impress.

Conveniently positioned for easy access to local amenities, schools, and transport links, this well-presented home is ready to move straight into.

- Sought-after Moreton Hall setting
- Well presented terrace home
- 3 bedrooms, family bathroom
- Good sized lounge/diner
- UPVC sealed unit windows
- Gas fired central heating
- Enclosed/low maintenance gardens
- Single garage and parking
- Offered for sale CHAIN FREE



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 cycleways. 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, with a cloakroom, leads to the lounge/dining room and kitchen. The lounge/dining room is of a good size and has a particularly light, open feel, with plenty of natural light, enhanced by the glazed French doors which open onto the garden. The fitted kitchen offers a good range of cupboard and drawer storage, and there is a useful understair storage cupboard.

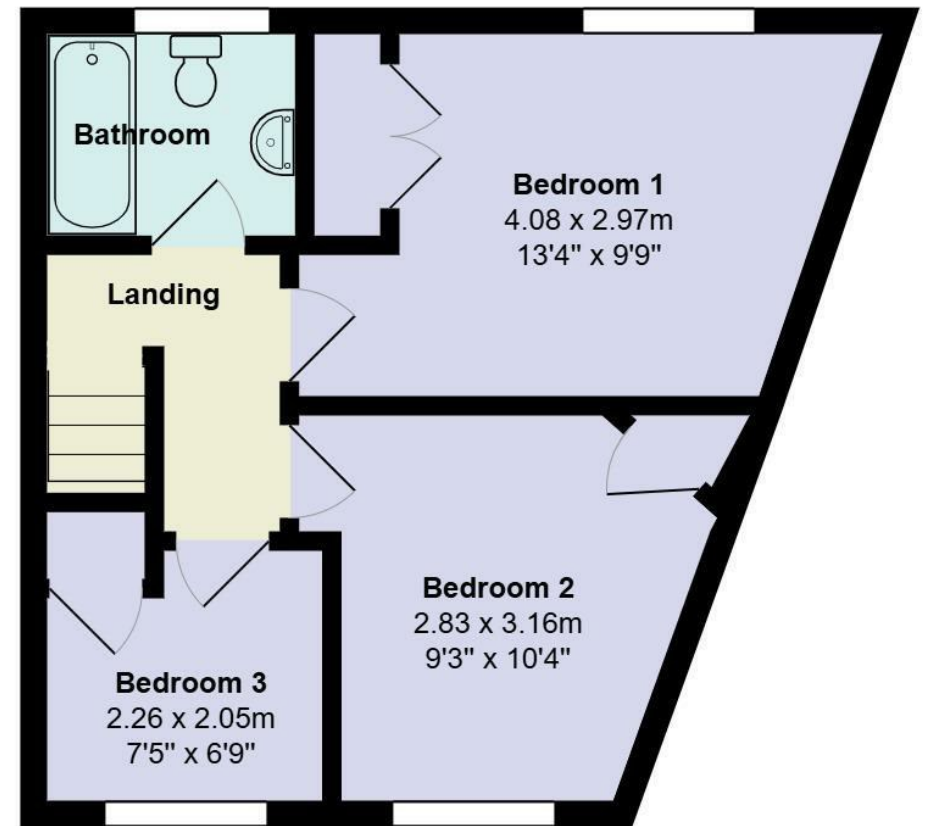
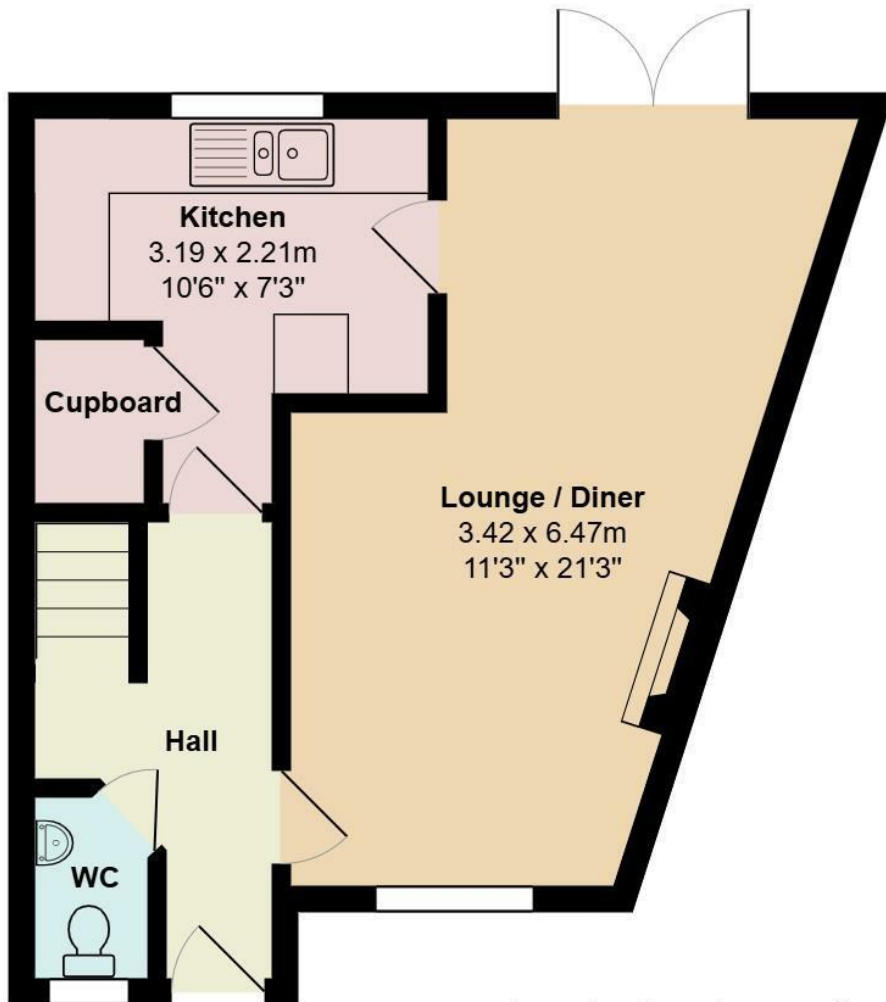
On the first floor are 2 double bedrooms and 1 single bedroom, together with a family bathroom. All 3 bedrooms have built-in wardrobes.

Exterior - The gardens to the front of the house are laid to lawn. Situated to the side and rear of the property, a driveway provides parking and access to the single garage, which has a rear courtesy door and light/power connected.

The rear gardens afford a good degree of privacy. Landscaped with low-maintenance in mind, the gardens are enclosed by fencing and laid to artificial lawn, with the remaining area being a paved patio. A gate provides access from the garden to the garage personal door.

Council - West Suffolk - Band C
EPC - Current 74 C - 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 ///shuttle.riverboat.roofed





Irregular shaped rooms show approximate maximum/average measurements

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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