

THE
**Mortimer
& Gausden**
PARTNERSHIP

3 Chaffinch Road,
Bury St. Edmunds, IP32 7GN

Offers In Excess Of
£425,000

MG
PARTNERSHIP

Beautifully presented family home in a sought-after location

Occupying a pleasant position on the ever-popular and well-served Moreton Hall Development, this exceptionally well-presented linked detached house offers superbly arranged accommodation, ideal for modern family living. The property has been meticulously maintained both inside and out.

The spacious interior includes a generous dual aspect sitting room, a stylish kitchen/breakfast room and a separate utility room. Upstairs, there are five bedrooms, 2 with en suite facilities, making it ideal for larger families or those needing versatile space for guests or home working.

Outside, the property enjoys enclosed, landscaped gardens designed for low maintenance and year-round enjoyment. There is extensive parking, together with a single garage discreetly positioned out of view. With gas-fired central heating, uPVC glazing, and the benefit of solar panels, this is a comfortable, energy-efficient home ready to move straight into.

- Spacious and beautifully presented family home
- Sitting room, kitchen/breakfast room, utility
- 5 good sized bedrooms, bathroom, 2 en-suites
- Gas central heating, UPVC glazing, solar panels
- Single garage, extensive parking, gardens
- Close to an extensive range of local amenities
- Early viewing highly recommended
- Solar Panels To Boost Energy Efficiency



The property provides a bright and welcoming atmosphere from the moment you step inside, with LVT wood-effect flooring running seamlessly through the ground floor.

The entrance hall includes a refitted cloakroom. The large dual aspect sitting room offers an excellent space for relaxing or entertaining and includes French doors leading into the garden. The well-equipped kitchen/breakfast room has been beautifully refitted with quality units and includes an integrated oven, hob, fridge freezer, and dishwasher. There is ample room for a large dining table, and a door leads to the outside. Finally, a separate utility room provides additional storage and laundry space.

First Floor

The first floor offers 5 good sized bedrooms, 2 of which benefit from stylishly refitted en suite facilities, in addition to a well-appointed family bathroom. The four double bedrooms all support fitted storage to cleverly utilise the space available. The versatile layout allows for the 5th bedroom to be used as a study, home office or nursery if desired.

Outside

The gardens to the front of the house have been attractively hard landscaped and are set behind wrought iron fencing. A driveway to the side provides parking for at least 2 cars with a gated access leading up to a detached single garage, which is longer than average, providing space for a workbench or further storage, light and power is connected.

The enclosed rear garden has been beautifully landscaped, providing a stylish and private space for outdoor living. A covered terrace creates an ideal area for al fresco dining and entertaining. A raised pond creates another lovely feature.

The property also benefits from solar panels creating a more cost-effective and energy efficient home for the future.

ENERGY PERFORMANCE RATING - B

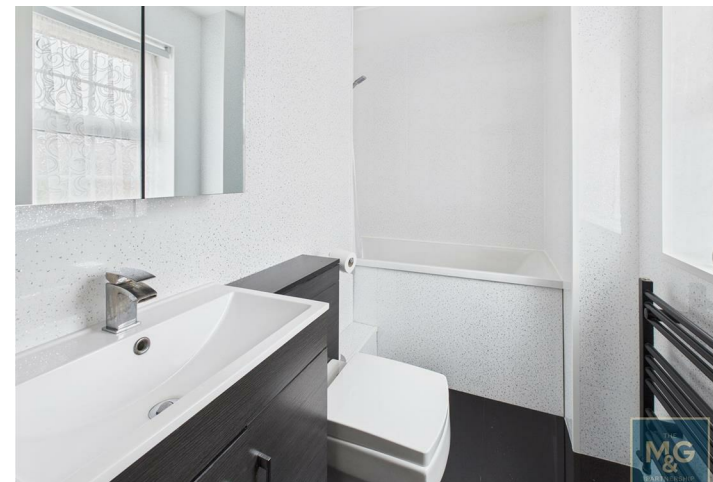
COUNCIL TAX BAND - E COUNCIL - West Suffolk

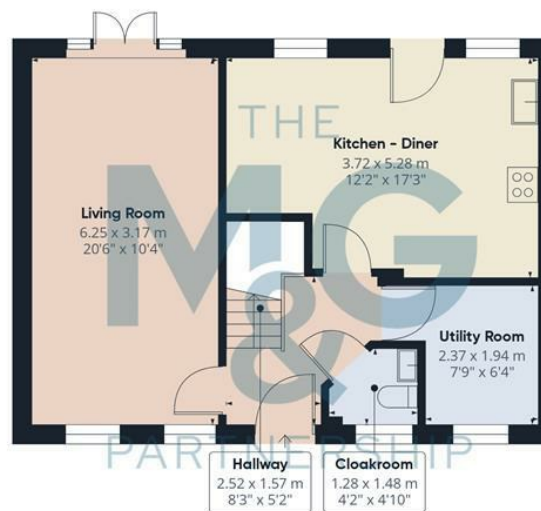
BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

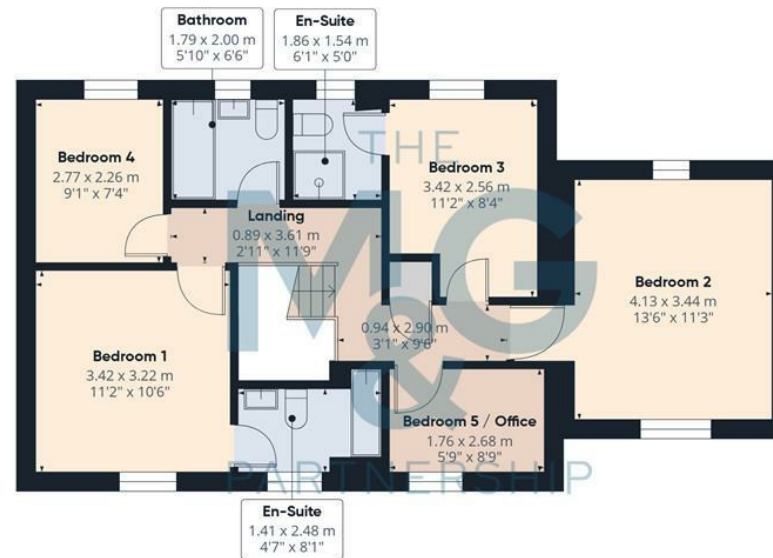
SERVICES- Mains Water, Electricity, Gas, Drainage

WHAT3WORDS - ///books.stiletto.plan





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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526