Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

22 Bluebell Avenue, Bury St. Edmunds, Suffolk, IP32 7JW

PERFECT FOR ALL THE FAMILY- If you have been looking for a house with plenty of living space and 4 large bedrooms, this attractively presented link detached house could be ideal.

Located on the exceptionally popular Drovers Mead area of Moreton Hall, the house includes a single garage, sunny enclosed gardens and extensive parking.

- Modern link detached home with garage and parking
- Occupying a popular and extremely well served location
- Hall, cloakroom, sitting room, dining room, stylish kitchen
- Master Bedroom with en suite, 3 further large bedrooms, bathroom
- Conservatory, Gas central heating, sealed unit glazing

Guide Price £400,000

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General Information

The property occupies a pleasant setting on Drovers Mead, Moreton Hall. The immediate area is extremely well served with a range of amenities including, primary school, secondary school, sports complex, church, public house, coffee shop, post office, doctors 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

We were very impressed with this superb home and are confident you will be too. The house, which benefits from gas fired central heating and sealed unit glazing, offers an excellent level of accommodation, making it ideal for a growing family.

On the ground floor: The entrance hall with cloakroom off leads to the spacious sitting room which has a feature fireplace and contemporary shutters to the window. Double doors open up into the dining room which is semi open plan to the kitchen. The kitchen has been refitted with stylish units and ample worktop surfaces and appliance space. There is an integrated double oven and hob with a chrome canopy hood over. Finally, the ground floor is further enhanced with the addition of a useful conservatory/garden room.

On the first floor: The landing area gives access to the modern bathroom and all 4 bedrooms. The impressive master bedroom has a dual aspect and 2 sets of double built-in wardrobes. The en suite shower room has stylish fittings and a Velux window. The remaining bedrooms are all of a very good size with both bedrooms 2 and 3 being comfortable double rooms and bedroom 4 being a small double or generous single.

Outside
To the front of the house are small open plan gardens laid to lawn. A long block paved driveway provides extensive parking and leads up to the single garage. The garage has been partially converted to provide useful and well fitted office space. This room could easily be reinstated back to a garage if required but does provide the idea space for anyone wanting work from home.

A side gate leads to the enclosed rear gardens which enjoy a sunny aspect and also extend to the rear of the garage.

Directions
From the town centre proceed over the traffic lights at Angel Hill into Eastgate Street, at the mini roundabout turn right into Barton Road. At the T junction turn right into Orttewell Road. Continue straight over the next roundabout turning left at the following roundabout into Cranesbill Drive. Turn 1st left into Bluebell Avenue. The property will eventually be seen on the right marked by our for sale board.

Entrance Hall

Cloakroom

Sitting Room 15'1 x 11'3 (4.60m x 3.43m)

Dining Room 8'8 x 8'0 (2.64m x 2.44m)

Kitchen 10'0 max x 9'3 (3.05m max x 2.82m)

Conservatory 11'3 x 8'4 (3.43m x 2.54m)

Landing

Master Bedroom 14'5 max x 10'5 min (4.39m max x 3.18m min)

En Suite Shower

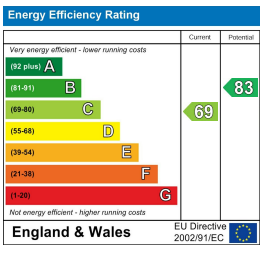
Bedroom 2 13'8 x 9'4 min (4.17m x 2.84m min)

Bedroom 3 10'4 x 8'10 min (3.15m x 2.69m min)

Bedroom 4 8'8 x 7'11 (2.64m x 2.41m)

Bathroom

Garage 17'10 x 8'10 (5.44m x 2.69m)



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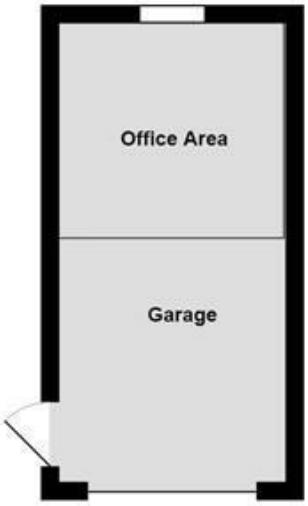

This floor plan is for layout guidance only. Whilst every care is taken in the preparation of this plan, it is not drawn to an accurate scale and all measurements, windows and openings are approximate.

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