Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

18 Broomley Green Lane, Bury St. Edmunds, Suffolk, IP32 7GD

SIMPLY STUNNING - We see hundreds of lovely properties each year, but few can quite compare to this superb detached house. So, if you are looking for an impeccably presented home with contemporary styling and a great location look no further!

The house, which occupies a corner plot setting, has been extended to the rear with the addition of a beautiful garden room/orangery. Originally designed for family living, this fantastic house would equally suit those people downsizing who are looking for a low maintenance property with a 'high end' finish.

- Beautifully presented, extended modern detached house
- Occupying a highly sought after and well served location
- Entrance hall, cloakroom, sitting room, separate dining room
- Fitted kitchen/breakfast room, utility, stunning garden room/orangery
- 4 Bedrooms including 2 with en suites. family bathroom
- Enclosed private gardens, double length garage, parking

Guide Price £465,000

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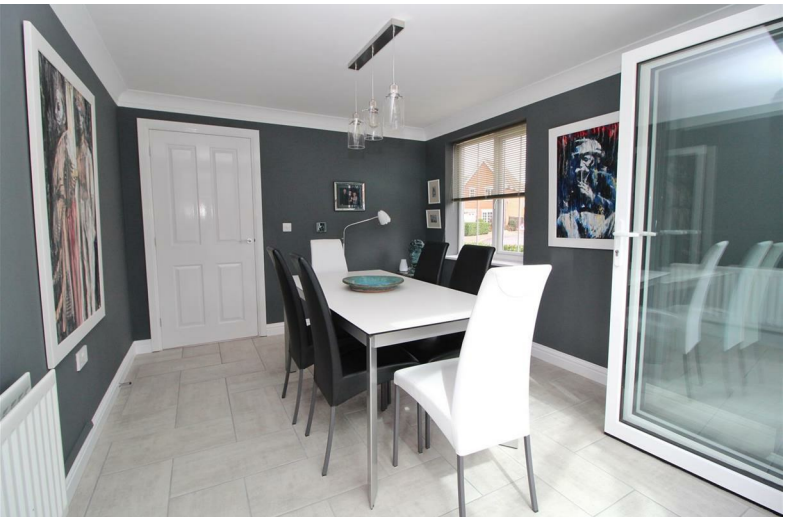


General Information

The property occupies a corner plot setting on Moreton Hall. The area offers an exceptional range of amenities including, primary school, upper school, two sports complexes, church, public house, coffee shop, post office, doctor surgery, pharmacy, dentist, community centre, Tesco Express store, hairdressers and beauty salon.

The town centre can be easily reached by car, bus, 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.

As previously mentioned, this superb family home is offered for sale in first-class condition throughout, having been much improved by the present owners. The accommodation has a Hive controlled gas central heating system and upvc sealed unit glazing.

The property has a particularly light, bright and contemporary feel - which is apparent from the moment you step inside. In more detail the accommodation comprises:

On the ground floor: The entrance hall with cloakroom off, gives access to the large sitting room which has a feature fireplace. The separate dining room is very well proportioned and leads through to the superb garden room/ orangery which has double doors opening into the landscaped gardens.

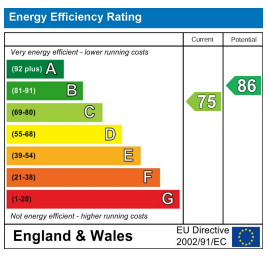
The kitchen has been fitted to a good standard and includes an excellent level of base units, wall mounted cupboards and worktop surfaces. There is a central peninsular unit/breakfast bar and ample appliance space. There is an integrated dishwasher and a gas fired cooking range. There is a separate utility room leading off from the kitchen which also gives access to the rear gardens. The house also has a fitted water softener.

On the first floor: The landing area gives access to all 4 bedrooms and the stylish family bathroom. The master bedroom has fitted wardrobes and a spacious en suite shower room. The guest bedroom also has an en suite facility.

Outside
The gardens to the front of the house include an area of lawn and are bordered by low hedging. A driveway providing parking leads up to the DOUBLE LENGTH garage which has an electrically operated door and side courtesy door. The rear gardens are surprisingly private and include a sheltered patio, lawn and a variety of shrubs.

Directions
From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road. Take the 3rd left into Bradrook Close then 2nd left Manning Road. The property will then be seen on the righthand side on the corner of Manning Road and Broomley Green Lane.

Reception Hall
Cloak Room
Sitting Room 15'1 x 14'10 (4.60m x 4.52m)
Dining Room 10'10 x 10'2 (3.30m x 3.10m)
Garden Room/Orangery 11'1 x 9'8 (3.38m x 2.95m)
Kitchen/Breakfast Room 13'3 x 13'3 max overall (4.04m x 4.04m max overall)
Utility Room 6'0 x 5'6 max overall (1.83m x 1.68m max overall)
First Floor Landing
Master bedroom 13'4 x 12'11 max overall (4.06m x 3.94m max overall)
Ensuite
Bedroom 2 10'6 x 8'0 (3.20m x 2.44m)
Ensuite
Bedroom 3 10'2 x 8'0 (3.10m x 2.44m)
Bedroom 4 10'1 x 6'10 (3.07m x 2.08m)
Bathroom
Garage 31'9 x 9'0 (9.68m x 2.74m)



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 fitting. 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 web site, please contact our offices immediately.

Garden Room/
Orangery
Dining Room
Utility
Room
Kitchen/Breakfast
Room
Garage
Cloakroom
Reception Hall
Sitting Room
Bedroom 4
Landing
Bedroom 2
Bedroom 3
Ensuite
Bathroom
Ensuite
Master Bedroom

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