Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

14 Heldhaw Road,
Bury St Edmunds, IP32 7ER

Guide Price
£550,000

## *Our vendors of this lovely family home have lived in - and loved - this house since new!*

When a home of this quality in this location comes to the market - it is a rare opportunity.
Situated in one of the first streets of Moreton Hall to be developed, is this individual quality home.

Well maintained and much loved - with many updates carried out over the years, it presents as an immaculate and attractive modern home, ready for the next family to move in and enjoy.

With 4 bedrooms, first floor bathroom and ground floor shower room, 3 generous receptions, and a fantastic kitchen and huge utility room.
The large gardens also are a wonderful surprise, beautifully planted and landscaped.

The house is well positioned on the generous plot, giving potential for further extending (subject to planning consent) to the side or rear.

This wonderful home is just a hop and a skip from all local amenities in Moreton Hall, a much requested location, well connected to town and perfect to walk / cycle everywhere and with access to quality schooling.
Unoverlooked aspect front and back, with an open green park opposite.

- Individual Quality Built Detached house
- First time ever on the market!
- 4 Beds, 3 Receptions, 2 Bathrooms
- Impressive hallway and galleried landing
- Fantastic kitchen & utility room. Annexe potential
- uPVC Double Glazing, Gas Central Heating
- Ample parking, garage, shed and greenhouse
- Lovely private and generous plot, great layout
- Much improved and modernised throughout

The accommodation comprises: On the Ground Floor

A bright entrance hallway greets you with stairs featuring glass & oak balustrade, and replacement oak doors leading to the reception rooms and kitchen.

The Snug or Study room is a comfortable size, ideally located for working from home.
The Sitting room feels open and bright with a large window to the front, brick feature fireplace with gas insert, and arch through to the dining room. This spacious combined room is great for entertaining, especially with French Doors opening out to the attractive outdoor paved terrace.

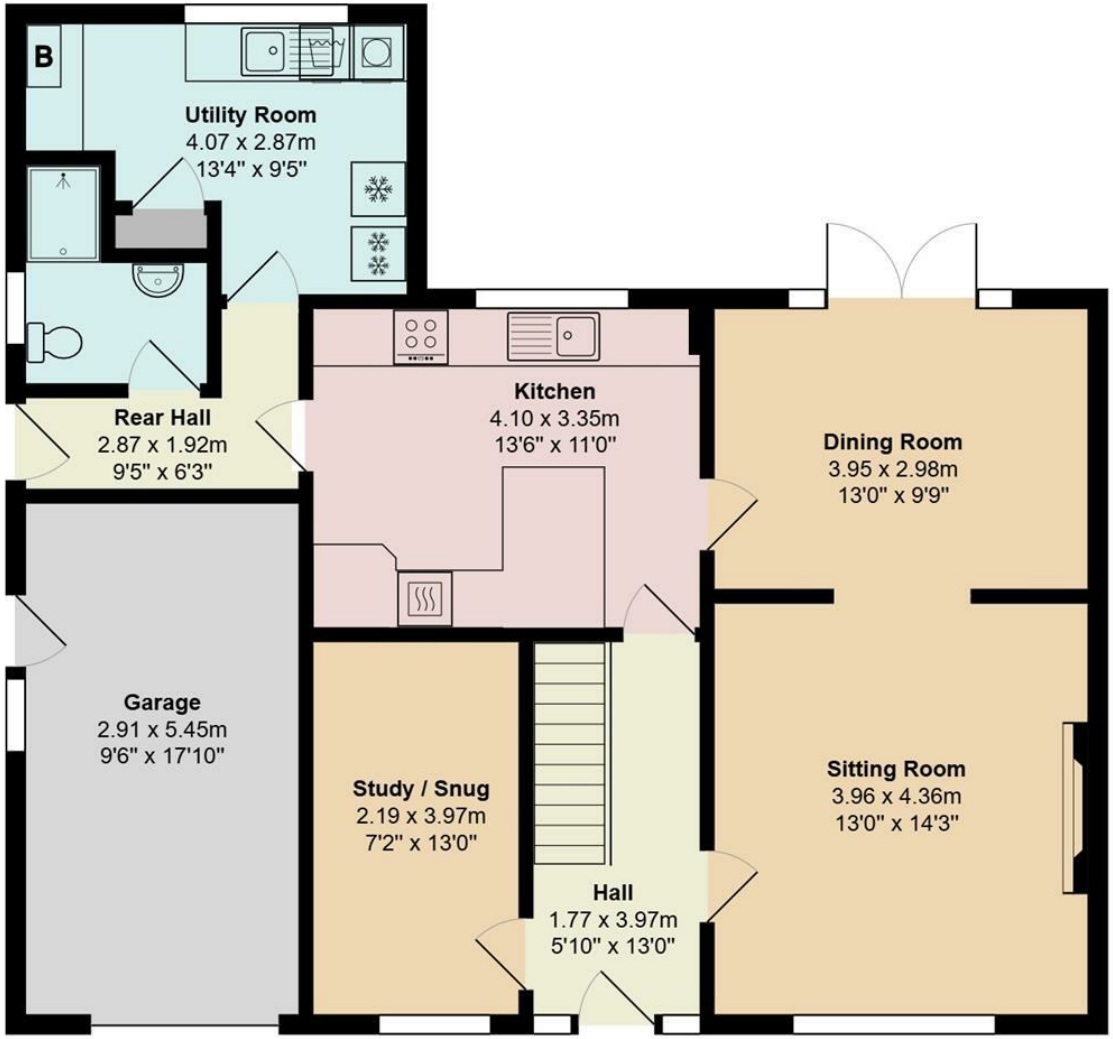
The spacious Kitchen has been re-fitted recently with an attractive and generous range of storage units. Also with high quality integrated appliances, multi-function double oven, gas hob, dishwasher and striking quartz effect counter tops. There is a window overlooking the lovely rear gardens. Also a large corner pantry storage cupboard.

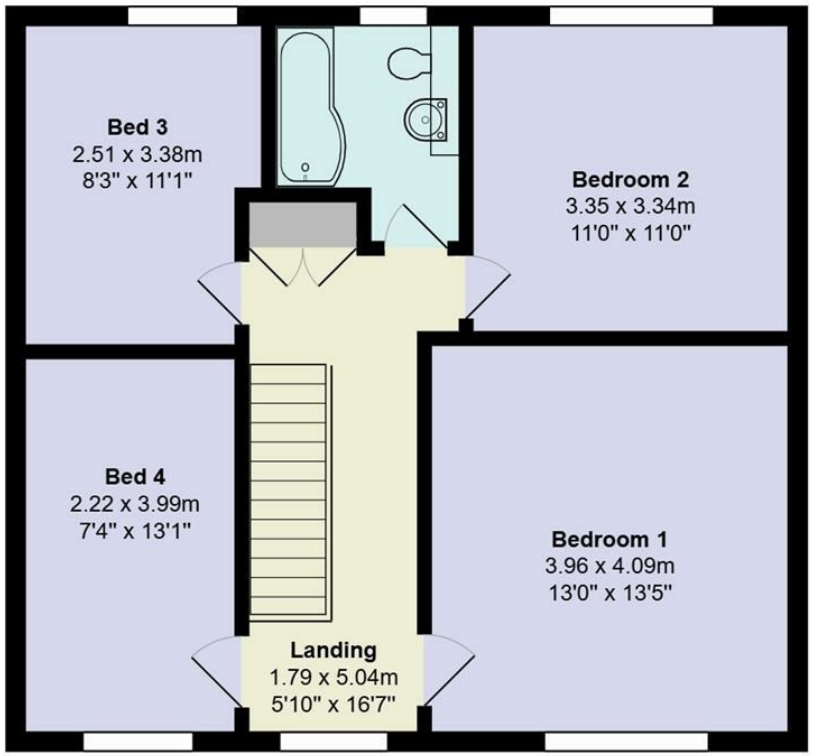
The rear hall, with glazed side door access to the garden (and external door to garage) leads to a fully fitted shower room / WC. Also the impressive Utility room fitted with a wide range of cupboards, and window to the rear, space for washer and dryer, the wall mounted Gas Central Heating Boiler, space for further appliances, enough to meet the needs of ANY family!
Agent's note - potentially this area could be re-configured to create a ground floor annexe, if required, possibly converting the garage within the current footprint.

On the First Floor:
The attractive glazed feature balustrade wraps around the staircase on an open galleried landing.
With access to all 4 spacious bedrooms, the updated family bathroom, and a large airing cupboard, again via attractive replacement oak internal doors.
Each bedroom is generous in size, and attractively decorated, with an open outlook green enjoyed from all first floor windows.

Outside - the gardens are a generous size and have been wonderfully stocked and landscaped with mature planting, a large patio, shaped lawn, a shed and greenhouse. There is plenty of space for entertaining, and generous side access alongside the garage. The front garden is open plan and has a large gravel driveway with parking for several vehicles.

Tenure - Freehold
Council Tax Band E - West Suffolk
EPC - TBA
what3words///talking.bonfires.invisible
Services - all mains services connected.
Ofcom - States all mobile providers likely, outdoors
Broadband internet - Ultrafast Available

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