



## 24 Codling Road, Bury St. Edmunds, Suffolk, IP32 7HF

ALL BOXES TICKED! – If you have been looking for a spacious family home in a well served location, this superb link detached home might be ideal.

Situated on the ever popular Moreton Hall Estate, this thoughtfully improved house has much to offer. There is a good sized sitting room, stylish 21ft Kitchen/dining room, 4 well proportioned bedrooms and a modern en suite shower room and bathroom.

- Spacious and well appointed link detached home
- Occupying a particularly well served location
- Hall, cloakroom, sitting room, large kitchen/diner
- Master bedroom with en suite, 3 further bedrooms
- Enclosed gardens, garage, ample parking
- Gas fired central heating, uPVC sealed unit glazing

## Guide Price £365,000





## General Information

The Moreton Hall Development offers an exceptional range of amenities including, schooling for all ages, church, public house, coffee shop, post office, doctor surgery, community centre, sports complex 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.

Linked purely by the adjoining garage, this spacious home offers an excellent level of accommodation, making it perfect for a growing family. The house which benefits from gas fired central heating and uPVC sealed unit glazing has been decorated in a neutral colour scheme, adding to the feeling of light and space.

An open entrance porch gives access to the spacious entrance hall with cloakroom off. The sitting room has a feature wall with inset gas fire. Bi-folding doors open up into the kitchen/diner – making the whole of the ground floor a very sociable space. The kitchen/dining room has been refitted with contemporary styled units and offers a wealth of storage and ample worktop surfaces. There is a fitted breakfast bar, integrated double oven and fitted hob and cooker hood. There is a side door to the outside and a set of french doors opening into the rear gardens.

On the first floor: A spacious landing area leads to all 4 bedrooms and the family bathroom. The master bedroom has a smart en suite shower room. Bedroom 3 has a built-in double bed which has storage underneath.

### Outside

The property is set back from the road with hard landscaping providing ample parking and access to the garage. The garage has an electrically operated roller door, rear courtesy door, light, power connected and a large roof space for storage. A side access leads to the rear gardens which are fully enclosed and of a good size, being laid to lawn and paving.

### 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 signposted Thurston and take the 1st left hand turning into Appledown Drive, then second left into Codling Road, the property will then eventually be seen on the righthand side.

## Entrance Hall

## Cloakroom

Sitting Room 13'9 x 13'9 (4.19m x 4.19m)

Kitchen/Dining Room 21'8 x 9'1 (6.60m x 2.77m)

Master Bedroom 11'8 x 10'5 (3.56m x 3.18m)

## En Suite shower

Bedroom 2 8'4 min x 8'3 (25.60m min x 2.51m)

Bedroom 3 10'6 x 9'10 (3.20m x 3.00m)

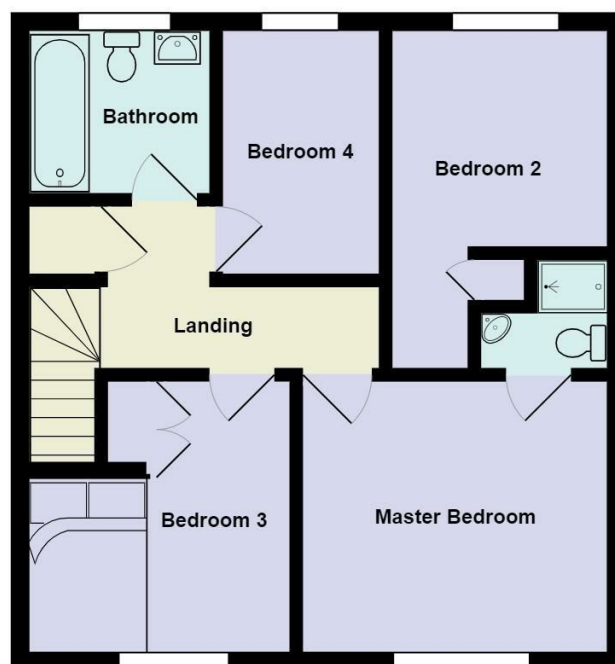
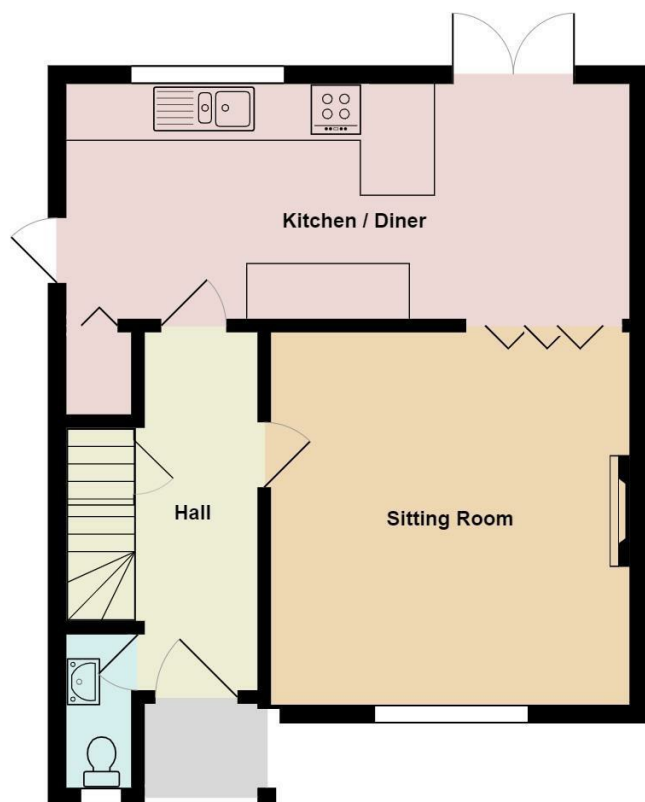
Bedroom 4 9'5 x 6'0 (2.87m x 1.83m)

Bathroom 6'11 x 6'4 (2.11m x 1.93m)

Garage 16'8 x 9'3 (5.08m x 2.82m)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>69</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Interested? Call us on 01284 755526

