Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

17 Sheerwater Close, Bury St. Edmunds, Suffolk, IP32 7HR

IMMACULATE FAMILY HOME – If you have been looking for a beautifully presented home on the ever-popular Moreton Hall estate, this much improved 4 BEDROOM DETACHED house is bound to be of interest.

The house occupies an established cul-de-sac setting close to all local amenities including shops and schooling for all ages. The accommodation is somewhat larger than you might expect making an internal viewing essential.

- Superbly presented detached family home
- Occupying a popular and well served location
- Hall, cloakroom, spacious sitting room, dining room, stylish kitchen
- Master bedroom with en suite, 3 further bedrooms, bathroom
- Gas fired heating, uPVC sealed unit glazing and facias
- Garage, ample parking , private rear gardens

Guide Price £400,000

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General Information

The property occupies an excellent position on the more established part of Moreton Hall, just off Appledown Drive. The Moreton Hall Development offers an exceptional range of amenities including, primary school, upper school, church, public house, coffee shop, post office, doctor surgery, pharmacy, dentist, community centre, Tesco Express store, hairdressers, beauty salon, butcher and fish & chip shop/restaurant.

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, the property has been much improved by the present vendors and is offered for sale in first class condition throughout. The house has a light and bright colour scheme and benefits from gas fired central heating and uPVC sealed unit glazing. In our opinion, this would be the perfect home for a growing family or indeed anyone looking for a low maintenance home in a great location.

On the ground floor: The entrance hall includes the staircase to the first floor, an understair storage cupboard and a refitted cloakroom. The sitting room is of a good size and opens up into the dining room which has glazed doors to the garden. The kitchen is fitted with ample cupboards and worktop surfaces. There is an integrated double oven, gas hob, cooker hood, fridge freezer and dishwasher.

On the first floor: A spacious landing area leads to all 4 bedrooms and the refitted family bathroom. The master bedroom has an en suite shower room.

Outside
The front gardens have been hard landscaped to provide additional parking and access to the single garage. The garage has light and power connected and houses the gas fired boiler. It is worth noting that some people have converted the garage in houses of this design to provide additional reception space.

A side pathway leads to the enclosed rear gardens which enjoy a sunny aspect and afford a good degree of privacy and seclusion. Laid mainly to lawn the gardens are bordered by fencing and include a paved patio.

Agents Note: Since the Energy Performance Certificate was prepared the windows and external doors have been replaced and the loft insulation upgraded - this would no doubt have a positive effect on the energy rating.

COUNCIL TAX - BAND D

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 2nd left turning into Appledown Drive, taking the 1st right turning into Sheerwater Close. The property can be found on the left.

Entrance Hall

Cloakroom

Sitting Room 14'3 x 10'10 (4.34m x 3.30m)

Dining Room 10'10 x 10'6 (3.30m x 3.20m)

Kitchen 14'8 x 9'4 (4.47m x 2.84m)

First Floor

Master Bedroom 12'0 x 9'10 (3.66m x 3.00m)

En Suite Shower

Bedroom 2 10'0 x 9'6 (3.05m x 2.90m)

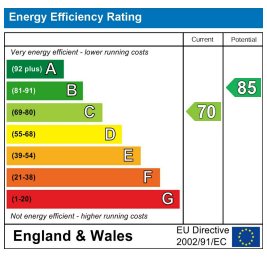
Bedroom 3 9'4 x 8'6 (2.84m x 2.59m)

Bedroom 4 8'0 x 7'1 (2.44m x 2.16m)

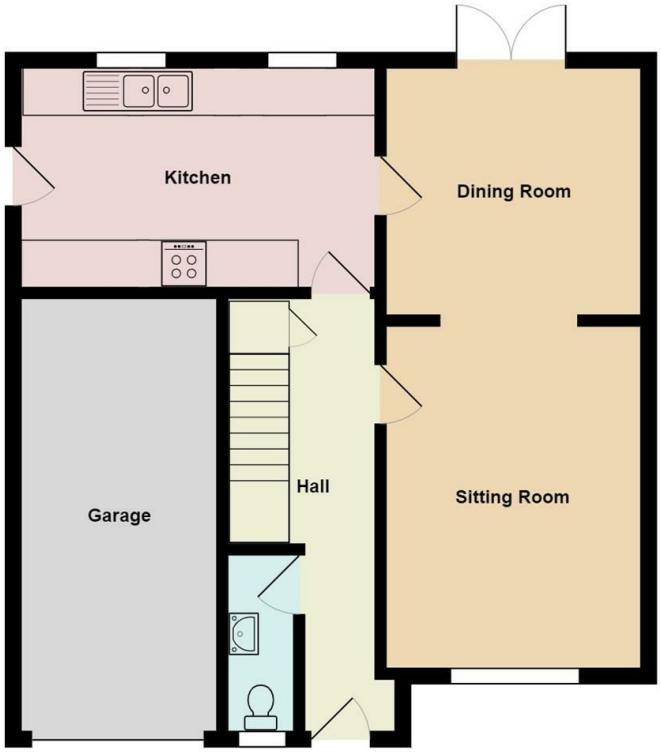
Bathroom 6'10 x 6'2 (2.08m x 1.88m)

Garage 18'2 x 8'2 (5.54m x 2.49m)

Gardens



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.


Kitchen
Dining Room
Garage
Hall
Sitting Room

Bedroom 3
Bedroom 2
Master Bedroom
Bedroom 4

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