



65 Daisy Avenue,
Bury St. Edmunds, IP32 7PG

TICKING EVERY BOX – This attractively presented detached house occupies a **SUPERB LOCATION** on Drovers Mead. The property offers an impressive range of accommodation – making it perfect for larger families or indeed anyone searching for a beautifully appointed home in a well served setting.

Originally built by Hopkins Homes in 2004 and owned since new by the present vendors, the house includes a double garage, ample parking and landscaped private gardens.

- Exceptionally well presented detached family home
- Occupying a much sought after and well served location
- Hall, cloakroom, study, sitting room, dining room, kitchen, utility
- Master bedroom, en suite, 4 further bedrooms, bathroom, shower room
- Beautifully landscaped gardens, double garage and parking
- Stunning family home – early viewing advised

Guide Price £640,000





General Information

As previously stated, the house occupies a superb position on the original Hopkins Homes development known locally as Drovers Mead – considered to be one of Moreton Hall's most desirable locations.

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, 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.

The property offers very well-proportioned accommodation with good ceiling heights adding to the feeling of light and space. In our opinion, this house would be perfect for a growing family or indeed anyone looking for a stunning home, in a private yet well-served location.

On the ground floor, the accommodation comprises an entrance hall, cloakroom, study, sitting room with feature fireplace, separate dining room, utility and a spacious kitchen/breakfast room with french doors opening onto the rear garden.

On the first floor, a light and bright landing area gives access to the master bedroom which has a dressing area and an en suite bathroom, there are 2 further double bedrooms with built-in wardrobes, and a large family bathroom.

On the second floor are 2 further double bedrooms and a separate shower room.

The house benefits from sealed unit double glazing and gas central heating serving radiators. We understand that the gas boiler was replaced in 2021.

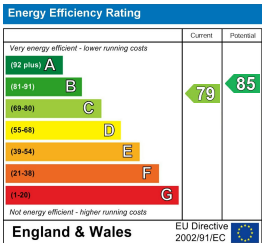
Outside
To the front of the house are small lawned gardens bordered by hedging. A gravelled driveway provides ample parking and access to the double garage which has 2 electrically operated doors, a side courtesy door, eaves storage and light and power connected.

A side gate leads to the enclosed rear gardens which afford a surprising degree of privacy and seclusion. The gardens have been beautifully landscaped by the owners and include a wide variety of specimen shrubs and trees. There is a good-sized lawn, extensive patio and a raised ornamental pond.

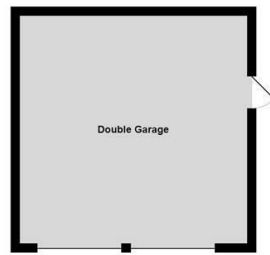
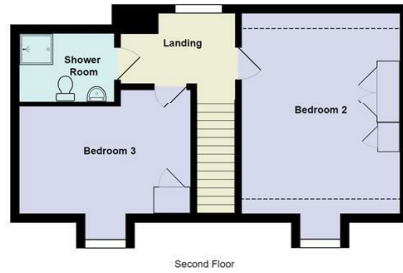
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Directions
From the town centre proceed along Angel Hill crossing over the traffic lights into Mustow Street and Eastgate Street. At the mini roundabout bear right onto Barton Road. At the T junction turn right into Orttewell Road. Continue straight over the next 2 roundabouts, turning left at the 3rd roundabout onto Drovers Avenue. Take the next right turning onto Daisy Avenue, following the road to the left. A drive will be seen to the right of number 57 Daisy Avenue, turn onto the drive and number 65 can be found on the right.

- Reception Hall
- Cloakroom
- Study 9'7 max x 7'9 (2.92m max x 2.36m)
- Sitting Room 15'2 x 12'0 (4.62m x 3.66m)
- Dining Room 11'10 x 10'4 (3.61m x 3.15m)
- Kitchen/Breakfast Room 16'10 x 10'4 (5.13m x 3.15m)
- Utility 6'9 x 5'4 (2.06m x 1.63m)
- First Floor Landing
- Master Bedroom 14'4 x 12'0 (4.37m x 3.66m)
- Dressing Area
- En Suite Bathroom 9'8 x 6'8 (2.95m x 2.03m)
- Bedroom 4 12'11 x 9'9 (3.94m x 2.97m)
- Bedroom 5 10'6 x 9'1 (3.20m x 2.77m)
- Family Bathroom 9'9 x 6'8 (2.97m x 2.03m)
- Second Floor Landing
- Bedroom 2 15'8 x 12'3 (4.78m x 3.73m)
- Bedroom 3 12'11 x 10'0 max (3.94m x 3.05m max)
- Shower Room
- Double Garage 17'9 x 17'2 (5.41m x 5.23m)
- 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.



Approx Total Area Excluding Garage 187.1 m² ... 2014 ft²



