THE
Mortimer
& Gausden
PARTNERSHIP

4 Manor Ash Drive,
Bury St. Edmunds, IP32 7HN

Guide Price
£310,000

Modern semi-detached home with extended living space

Occupying a sought-after location on the more established part of Moreton Hall, this modern 3-bedroom semi-detached home has been thoughtfully extended and enhanced, creating a versatile and spacious interior.

The accommodation includes 2 separate reception rooms, a fitted kitchen/breakfast room, 3 double bedrooms and a useful garage conversion.

Benefitting from gas-fired central heating and uPVC sealed unit glazing, the house is set in private gardens with ample parking. In our opinion, this attractive home would be ideal for young families, professionals, or investors alike.

- Extended modern semi-detached house.
- Occupying a particularly well-served location.
- Hall, Cloakroom, Sitting Room, Kitchen
- Dining room and converted garage
- 3 Good-sized bedrooms
- En-suite shower & family bathroom
- Gas central heating, uPVC glazing
- Enclosed rear gardens and parking

The accommodation, which is presented in good order throughout, comprises:

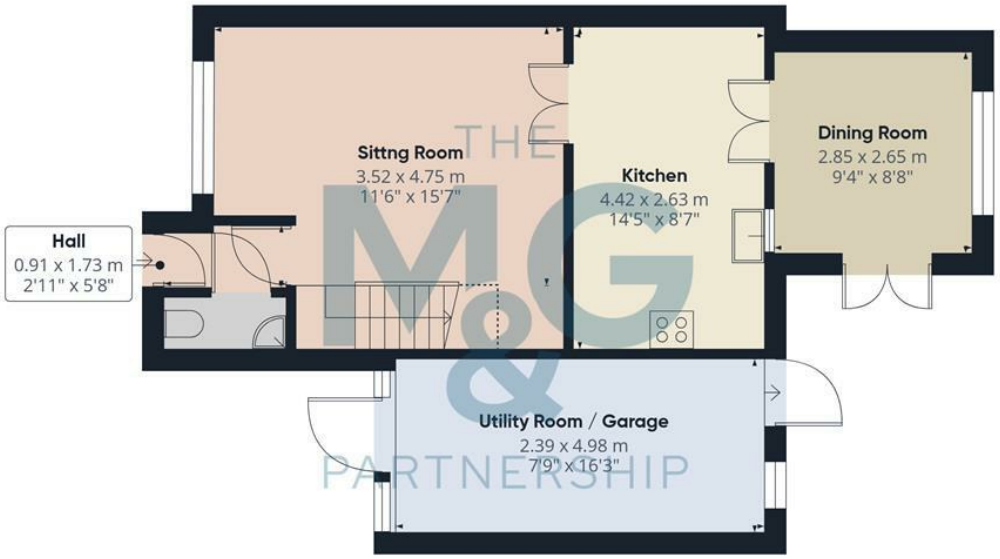
Ground Floor
The entrance hall with cloakroom leads into the main reception space. The sitting room is of good size, with a staircase rising to the first floor and double doors opening into the kitchen/breakfast room.

The kitchen offers a good range of fitted units and ample appliance space, with a built-in oven, hob and cooker hood. Double doors open into the dining room with further doors leading into the garden.

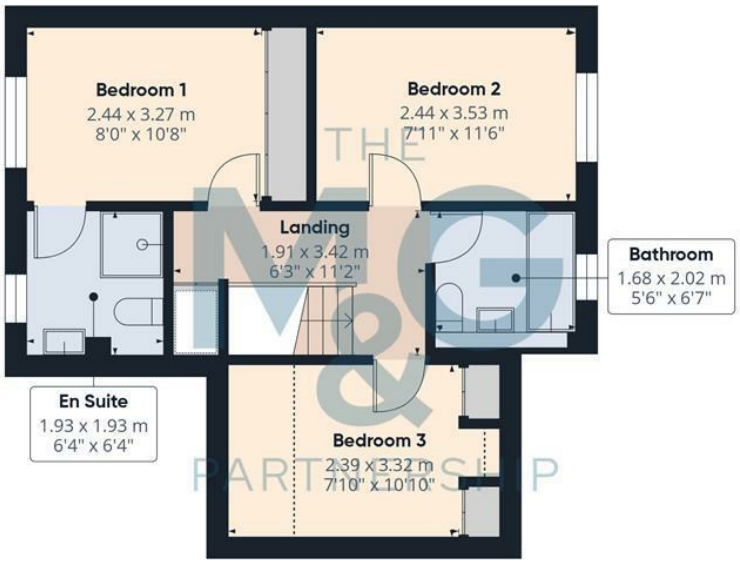
First Floor
Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside
The rear gardens enjoy a sunny aspect and offer a surprising degree of privacy and seclusion. A paved patio provides a sheltered spot for entertaining, leading onto an area of lawn with planted borders. To the front, a private driveway provides parking. The garage has been partly converted and would be ideal for use as a gym, workroom or home office.

COUNCIL TAX - Band C - West Suffolk
ENERGY RATING - C
MOBILE COVERAGE - Ofcom states all providers are likely
BROADBAND - Ofcom states Ultrafast is available
What3words ///lofts.satin.exacts



Floor 0



Floor 1

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