Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

56 Sebert Road,
Bury St. Edmunds, IP32 7EG

Guide Price
£395,000

A much loved 4 bedroom family home, in a favoured location.

This modern detached house offers well-planned accommodation, which benefits from gas-fired central heating and uPVC sealed unit glazing. There are 2 separate reception rooms, a fitted kitchen and 4 good sized bedrooms.

Situated close to a range of amenities including shops and a primary school, the house occupies a pleasant corner plot location, on what was the original part of Moreton Hall. There is a single garage and ample parking

In our opinion, the property would be perfect for a growing family or indeed anyone looking for a well-maintained home in a great location.

- Spacious detached family home
- Corner plot, popular location
- 4 Bedrooms, family shower room
- Lounge, Dining, Kitchen
- Garage and 2 x driveway spaces
- Enclosed rear gardens, timber shed

On the ground floor: The entrance hall with cloakroom off, includes a cupboard and understairs storage. The kitchen is spacious and includes ample cabinets and worktop surfaces with ample appliance space. There is a half-glazed door leading to the outside and serving hatch through to the dining room.

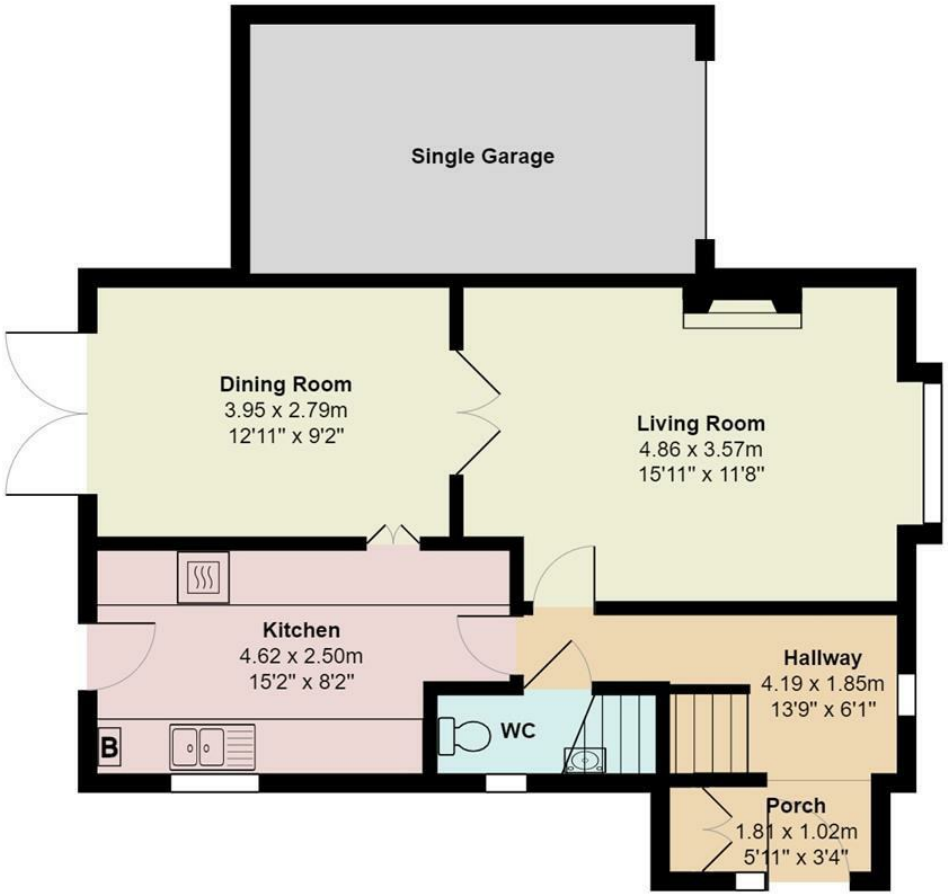
The sitting room has an exposed feature chimney breast and gas fire, and glazed doors through to the dining room. This is a good-sized room with French doors which open up to the patio and rear garden. This combined space provides the perfect space for entertaining and relaxing.

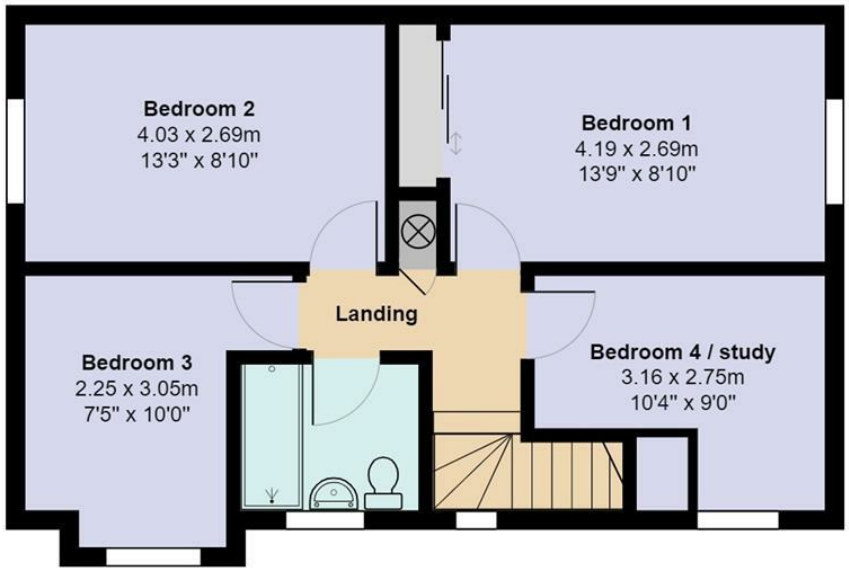
On the first floor: The landing area has an airing cupboard and gives access to all 4 bedrooms and the family bathroom. The two larger double rooms are of a particularly good size, with the main bedroom having built-in wardrobes. Bedroom 4 is currently used as a Study.

Outside. The property is situated on a lovely corner plot, with a driveway which provides parking in front of the single attached garage. Additionally, there is another parking space, positioned to the rear of the property.

The surrounding gardens have been beautifully maintained with the private rear gardens being fence/wall enclosed with a side gate and a paved patio, lawn, and good sized shed. There are also grassed garden areas surrounding the property to the front and side, facing the road, and a mature tree to the front.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///amid.attention.slide





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