THE
Mortimer
& Gausden
PARTNERSHIP

14 Great Hall Drive,
Bury St. Edmunds, IP32 6FL

Guide Price
£290,000

Three Bedroom Semi, Fantastic For A Range Of Buyers!

Located on the increasingly popular Marham Park, this well-presented, three-bedroom semi-detached home boasts an abundance of features desirable in any modern day home, from integrated appliances in the kitchen, to an en-suite in the principal bedroom.

Quick and easy access into the thriving town centre means the property is ideally located, offering an array of leisure, educational and professional amenities. Furthermore, Marham Park has recently welcomed a David Lloyd leisure facility further boosting the attraction, with a convenience store on the way as well!

Built in 2019 by the accredited David Wilson Homes, the property occupies an attractive position within the development and supports a further 3 years on the NHBC Warranty.

On arrival, you are greeted by driveway parking for two vehicles, with gated access leading to the side / rear of the property.

- Well-Presented Throughout
- En-Suite, Family Bathroom & Cloakroom
- Driveway Parking For Two Vehicles
- Integrated Appliances In The Kitchen
- Fitted Storage & En-Suite In Principal Bedroom
- NO ONWARD CHAIN
- NHBC Warranty - 3 Years Remaining
- Attractive Position Within The Development

Ground Floor:
Upon entry, you are greeted by the entrance hall, providing access into the lounge and cloakroom, fitted with wc and basin.

Overlooking the front of the property, the lounge is deceptively spacious and bathed in natural light, before leading to the adjoining hallway accessing both the staircase and kitchen-diner. Sizeable understairs storage can also be found.

The kitchen-diner is complete with integrated appliances behind a contempory high-gloss fascia, creating a sleek and professional finish. Appliances include: fridge-freezer, dishwasher, washing machine, oven, gas hob and extractor fan. Double doors open to the mostly laid to lawn rear garden.

First Floor:
The landing holds access to all three bedrooms, family bathroom and storage.

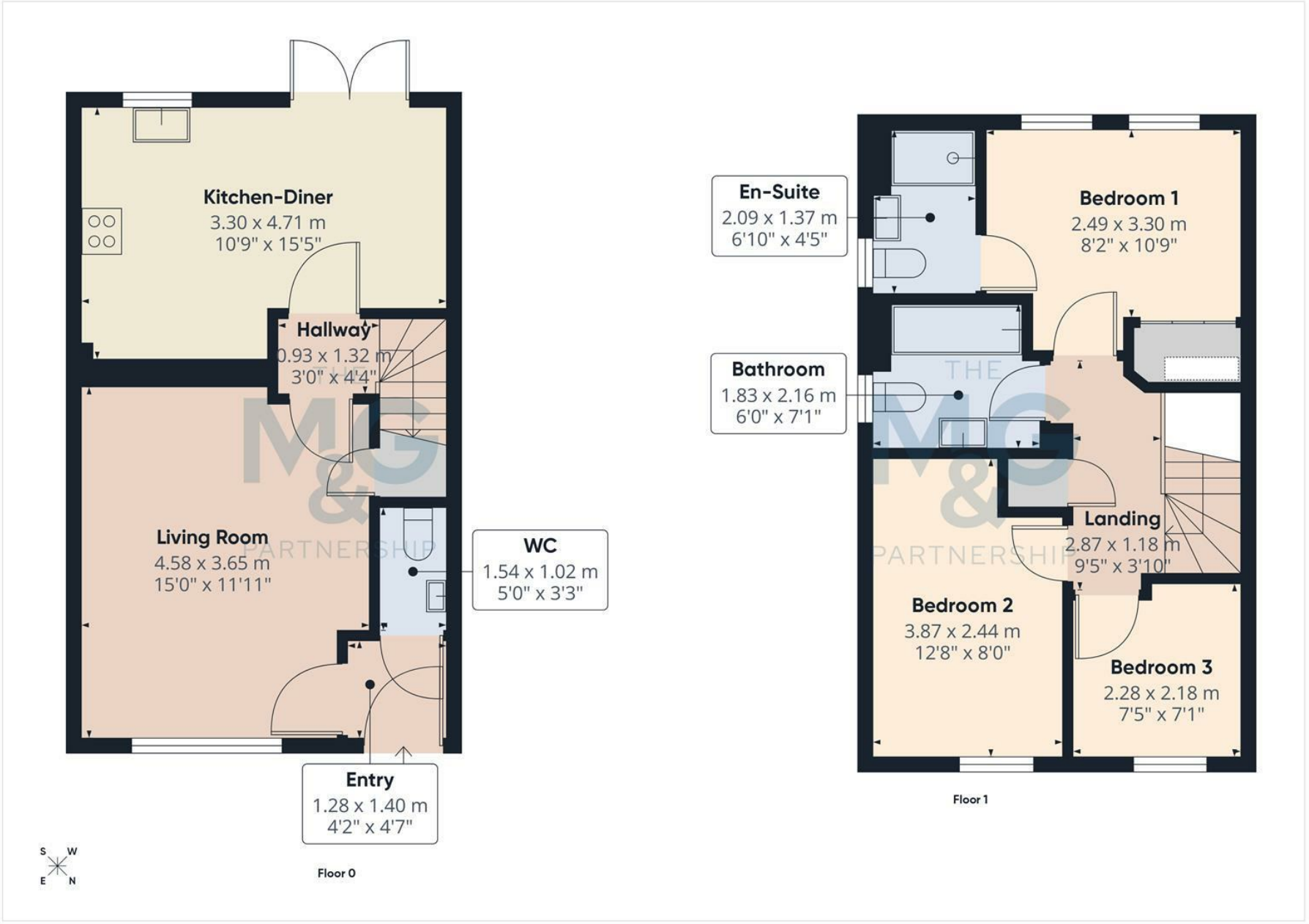
Bedroom one is a generous double room overlooking the rear of the property, whilst supporting mirror-fronted wardrobes alongside a stylish en-suite fitted with wc, basin, walk-in shower and heated towel rail.

Bedroom 2 is a sizeable double bedroom, whilst bedroom 3 is a functional single room creating the option as an office / study for those who work remotely. Both overlook the front of the property.

The family bathroom is well-appointed, benefitting from a wc, basin,, upgraded shower-over-bath and heated towel rail.

Outside:
The private rear garden is mostly laid to lawn, with pathing providing access to the shed, as well as side gated access leading to the front of the property.

Agent Notes:
EPC - B
Council Tax - C (West Suffolk)
All Mains Services Connected
What3Words: ///whispers.cubed.inspects
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)



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