THE
Mortimer
& Gausden
PARTNERSHIP

2 Selway Drive,
Bury St. Edmunds, Suffolk, IP32 7PL

Guide Price
£525,000

Space for all the family in this attractive detached 3 story home

Situated on the ever-popular Moreton Hall development, this spacious detached home offers beautifully balanced accommodation arranged over three floors, perfect for modern family living.

The property is ideal for larger families or anyone seeking generous living space in a well-served and highly desirable location.

Benefiting from gas-fired central heating and uPVC sealed unit glazing, the home is decorated in neutral tones throughout, enhancing the sense of light and space.

In addition, a variety of local eateries, supermarkets, leisure facilities, and well-regarded educational establishments are conveniently located close by. Excellent transport links further enhance the appeal, with the A14 easily accessible, providing direct connections to Ipswich, Stowmarket, and Cambridge—making the property ideal for commuters seeking wider professional opportunities.

- Spacious 3 storey detached house
- Occupying a well served location
- Hall, WC, sitting room, utility room
- Spacious open plan kitchen/living area
- Master suite with en suite & dressing room
- 4 Further bedrooms, 2 further bathrooms
- Gas heating, uPVC sealed unit glazing
- Generous off road parking, double garage
- Well maintained/low maintenance gardens

A welcoming entrance hall includes a staircase to the first floor and a cloakroom.

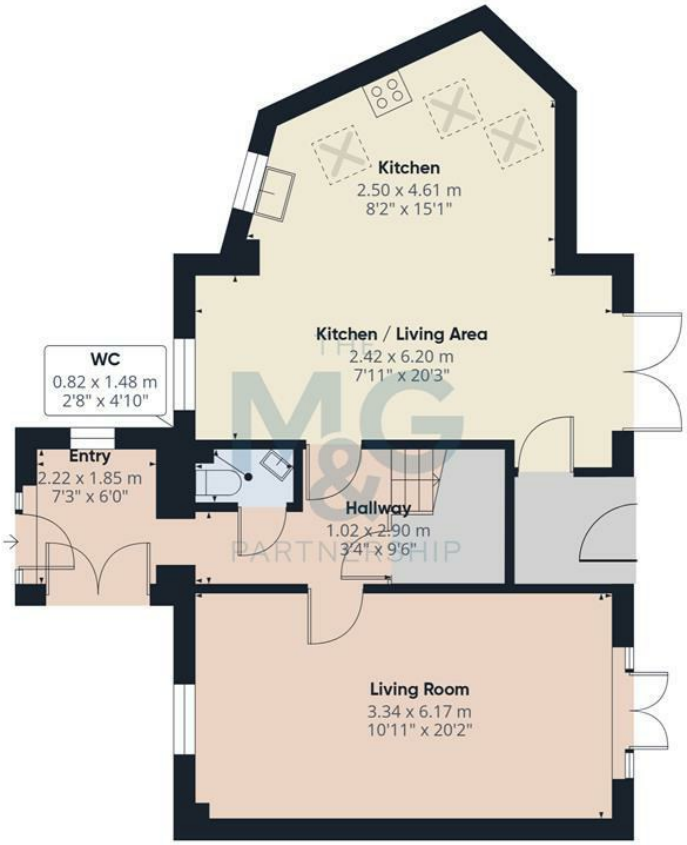
The stylish kitchen/living area is bright and airy, thanks to multiple Velux windows. It features an excellent range of fitted cupboards and work surfaces, a breakfast bar, and integrated appliances including an oven, hob, and dishwasher. A door opens directly to the patio and rear garden. There is also a separate utility room, providing additional storage and worktop space, with a further door to the garden.
The sitting room is a lovely dual-aspect space with French doors opening to the garden, ideal for both relaxing and entertaining. Altogether, the ground floor provides a seamless flow between the principal living areas, creating the perfect environment for family life and social gatherings.

On the first floor :
The master bedroom suite includes a separate dressing room with excellent built-in wardrobe space and a private ensuite shower room. There are two further bedrooms on this floor, along with a family bathroom fitted with modern fixtures and finishes.

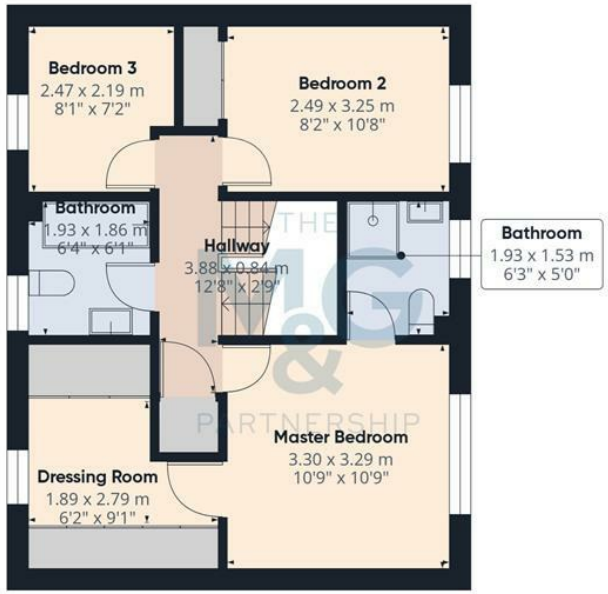
On the second floor:
The top floor features two generous bedrooms with characterful sloping ceilings, and a separate shower room, providing versatile accommodation suitable for older children, guests, or even a private home office.

Outside:
The property enjoys an established setting with off-road parking for several vehicles. A double garage provides additional parking and excellent storage. Subject to the necessary consents, it also offers potential for conversion into annexe accommodation or a dedicated work-from-home office.
The rear gardens wrap around the house and have been landscaped for easy maintenance, featuring a spacious patio area and an artificial lawn, perfect for outdoor dining and relaxation.

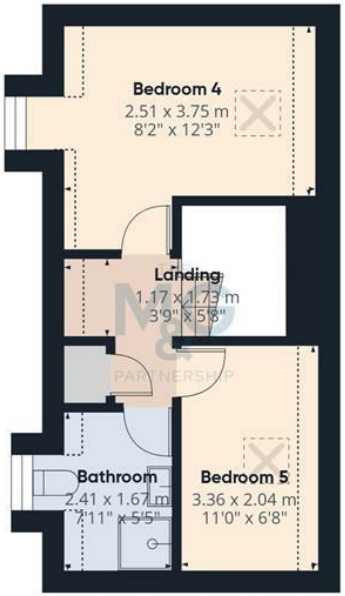
Agent Notes:
EPC Rating - C
Council Tax - E (West Suffolk)
What3Words: ///evolving.agency.savings
All mains services connected.
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)



Floor 0



Floor 1



Floor 2

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