Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

3 Layhill Close, Bury St. Edmunds, IP32 7DB

If you have been looking for a good sized family home in a well served location, this spacious EXTENDED semi-detached house could be perfect for you.

Situated on the original part of the popular Moreton Hall development, this lovely home is located within walking distance of local shops and schools. With good sized gardens, off road parking and a decent size garden, the property would be, in our opinion, ideal for a young growing family.

- Spacious EXTENDED semi detached family home
- Occupying a popular and very well served setting
- Porch, hall, kitchen, sitting room, dining/family room
- Cloakroom, 4 bedrooms and family bathroom
- Upvc sealed unit double glazing, gas central heating
- Parking, garage, good sized garden, excellent local amenites.

Guide Price £375,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

3 Layhill Close, Bury St. Edmunds, IP32 7DB

General Information

The property is located on the original part of Moreton Hall. The immediate area is extremely well served with a range of amenities including, primary school, church, public house, coffee shop, post office, doctor surgery, community centre and Tesco Express store. The town centre can be easily reached by car, 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.

Having been extended, the house offers a very good level of accommodation and is perhaps a little larger than the front elevation might suggest. In our opinion, the house would be perfect for a growing family or indeed anyone looking for a good amount of space with established gardens and excellent local amenities.

The property benefits from gas fired central heating and uPVC sealed unit glazing. New electric consumer units were fitted in that house and garage in May this year and the boiler was replaced in 2021.

On the ground floor: The entrance hall leads to the sitting room and kitchen, which is fitted with a smart modern range of cupboards with ample worktop and appliance space. The sitting room is of a generous size and opens up into the dining/family room. These 2 spaces are ideal for family living and include patio doors into the rear garden. There is also a small lobby with a cloakroom.

On the first floor: the landing area leads to all 4 bedrooms and the family bathroom, which features a white suite with a corner bath and separate shower.

Outside
To the front of the house the gardens have been landscaped for ease of maintenance and a driveway provides off road parking and access to the garage which has power and lighting connected. The fence enclosed rear gardens are of a good size and include a large lawn, mature shrub borders and a patio.

Council tax band - D

Directions
Leave the town centre along Southgate Street to the roundabout on Southgate Green. Head along Rougham Road towards the A14. Continue under the flyover, taking the first exit onto Moreton Hall then next left into Symonds Road. Take the 3rd right hand turning onto Raedwald Drive and then the first right turn onto Layhill Close, the property will then be seen on the left, as marked by our for sale board.

Porch

Hallway

Kitchen 12'2 x 8'4 (3.71m x 2.54m)

Sitting Room 14'8 x 12'1 (4.47m x 3.68m)

Dining/Family Room 20'9 x 7'7 (6.32m x 2.31m)

Cloak Room

First Floor Landing

Bedroom 1 12'11 x 9'8 max overall (3.94m x 2.95m max overall)

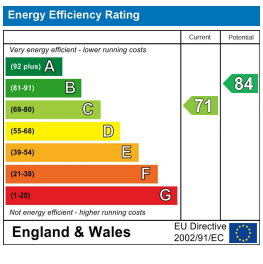
Bedroom 2 12'1 max 9'2 min x 8'10 max 5'7 min (3.68m max 2.79m min x 2.69m max 1.70m min)

Bedroom 3 9'2 x 8'9 (2.79m x 2.67m)

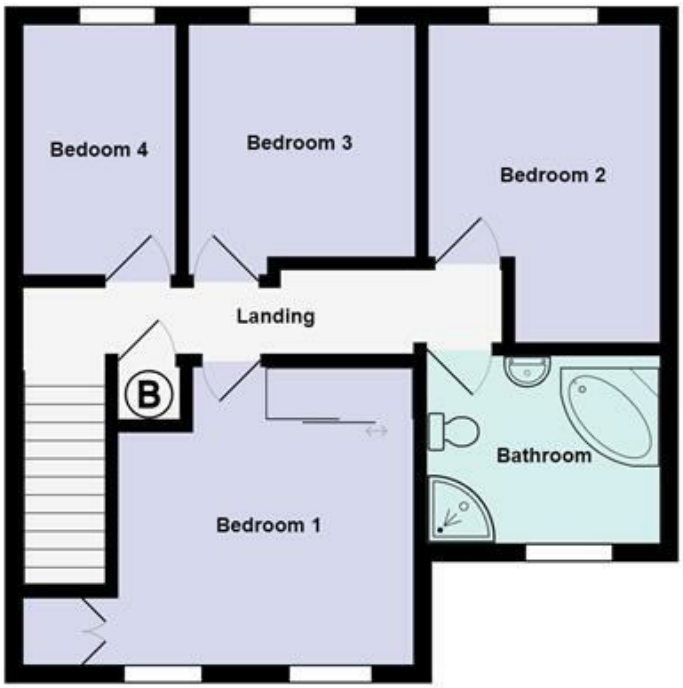
Bedroom 4 9'9 x 5'7 (2.97m x 1.70m)

Bathroom 8'9 x 7'1 (2.67m x 2.16m)

Garage 19'10 x 9'8 max overall (6.05m x 2.95m max overall)



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.


Bedoom 4
Bedroom 3
Bedroom 2
Landing
B
Bathroom
Bedroom 1

Dining Room/
Family Room
WC
Sitting Room
Garage
Kitchen
Hall
Porch

3 Layhill Close, Bury St. Edmunds, IP32 7DB