Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 59 Daisy Avenue, Bury St. Edmunds, Suffolk, IP32 7PG

SUPERB LOCATION – Occupying a sought after setting on Drovers Mead, this impressive 5 bedroom detached property, with a double garage and secluded gardens was originally built by Hopkins Homes in 2003 and has been owned from new by our vendors.

If you have been searching for a property that is large enough for all the family and located in a well-served area, this attractive family home might be ideal. Early viewing is highly advised as properties of this nature are rarely available for long.

- Substantial detached family house occupying a superb setting
- Hall, cloakroom, sitting room, dining room, study
- Kitchen breakfast room, separate utility room
- Master bedroom with ensuite bathroom, 4 further double bedrooms
- Family bathroom, shower room, gas central heating,
- Driveway, double garage, attractively landscaped gardens

## Guide Price £600,000

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## General Information

As previously stated, the house occupies a superb position on the original Hopkins Homes development known locally as Drovers Mead - considered to be one of Moreton Hall's most desirable locations.

The immediate area is extremely well served with a range of amenities including, primary school, secondary school, sports complex, church, public house, coffee shop, post office, doctors surgery, community centre and Tesco Express store. The town centre can be easily reached by car, bus, 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.

The property offers very well-proportioned accommodation with good ceilings heights adding to the feeling of light and space. In our opinion, this house would be perfect for a growing family or indeed anyone looking for a stunning home, in a private yet well-served location.

On the ground floor, the accommodation comprises an entrance hall, cloakroom, study, sitting room with feature fireplace, separate dining room, utility and a 17ft kitchen/breakfast room with french doors opening onto the rear garden.

On the first floor, there is a spacious landing area, a master bedroom with built-in wardrobes and en suite bathroom, 2 further double bedrooms with built-in wardrobes, and a large family bathroom.

On the second floor, bedroom 2 is of a particularly good size, with access to the mainly boarded loft with fitted loft ladder and light. There is a further double bedroom and a separate shower room.

The house benefits from a water softener, sealed unit double glazing and gas central heating serving radiators. The gas boiler was replaced in December 2020. For peace of mind, there is the further benefit of an alarm and CCTV security system.

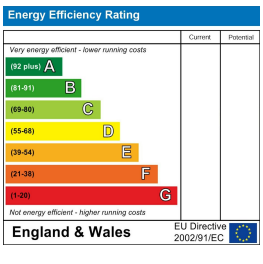
Outside
The property is well screened from the road and accessed by a shared gravel drive. Set back behind an attractive picket fence, the drive provides parking for several vehicles and gives access to the detached garage, which has light and power connected.

The rear gardens have been attractively landscaped and enjoy a good degree of privacy. Laid extensively to lawn with a patio terrace and further tucked away areas, the gardens provide the perfect space for relaxing and entertaining.

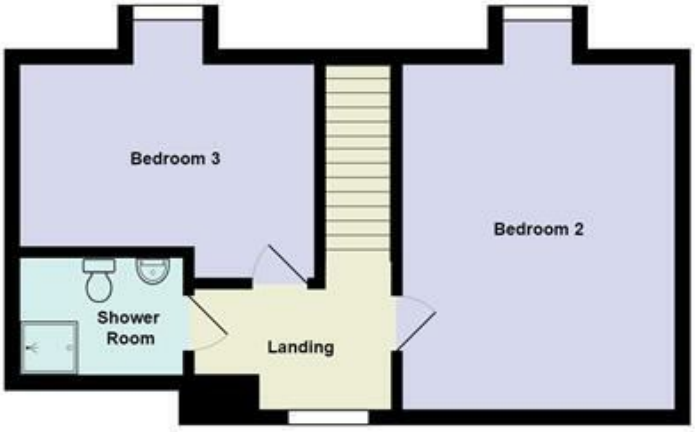
Directions
From the town centre proceed along Angel Hill crossing over the traffic lights into Mustow Street and Eastgate Street. At the mini roundabout bear right onto Barton Road. At the T junction turn right into Orttewell Road. Continue straight over the next 2 roundabouts, turning left at the 3rd roundabout onto Drovers Avenue. Take the next right turning onto Daisy Avenue, following the road to the left. A gravel drive will be seen to the right of number 57 Daisy Avenue, turn onto the gravel drive and number 59 can be found on the left.

**Reception Hall**
**Cloak Room**
**Study 9'8 x 7'9 max overall (2.95m x 2.36m max overall)**
**Sitting Room 15'2 x 12'0 (4.62m x 3.66m)**
**Dining Room 11'11 x 10'4 (3.63m x 3.15m)**
**Kitchen/Breakfast Room 17'0 x 10'5 (5.18m x 3.18m)**
**Utility Room 6'11 x 5'6 (2.11m x 1.68m)**
**First Floor Landing**
**Master Bedroom 14'0 x 12'2 plus 4'11 x 3'10 (4.27m x 3.71m plus 1.50m x 1.17m)**
**Ensuite 9'9 x 6'10 (2.97m x 2.08m)**
**Bedroom 4 13'1 x 9'9 (3.99m x 2.97m)**
**Bedroom 5 10'4 x 9'3 (3.15m x 2.82m)**
**Family bathroom 9'8 x 6'10 (2.95m x 2.08m)**
**2nd Floor Landing**
**Bedroom 2 15'9 x 12'4 plus recess (4.80m x 3.76m plus recess)**
**Bedroom 3 13'4 x 8'6 plus recess (4.06m x 2.59m plus recess)**
**Shower Room 8'11 x 7'2 max overall (2.72m x 2.18m max overall)**

**Double Garage 17'10 x 17'5 (5.44m x 5.31m)**




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.




Second Floor

First Floor

Ground Floor

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