Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

14 Raedwald Drive,
Bury St. Edmunds, IP32 7DA

Guide Price
£350,000

Immaculately presented detached home in a highly sought-after location

Occupying a pleasant cul-de-sac position on the original part of Moreton Hall, this superb detached family house has been thoughtfully extended and much improved by the present owners. The result is a modern, spacious home, beautifully presented throughout and offered for sale in immaculate move-in condition.

A particular highlight is the rear conservatory extension, which, together with the generous sitting room and dining room, creates a perfect space for entertaining or relaxing with family and friends. The house is ideally placed for young families or anyone seeking convenience close to an extensive range of local amenities, schools, and shops.

With gas-fired central heating, uPVC sealed unit glazing, driveway parking, a single garage, and lovely private gardens enjoying a sunny aspect, this is a home where you can simply move in and start enjoying.

- Much improved modern detached family home
- Occupying a popular and well served setting
- Porch, hall, spacious sitting room, dining room
- Conservatory, fitted kitchen, utility, cloakroom
- 3 Good sized bedrooms, family bathroom
- Gas central heating, uPVC glazing and facias
- Garage, parking, private south facing gardens
- Superb condition - viewing essential

Accommodation in detail

The front entrance porch opens into a welcoming entrance hall, with a well-proportioned sitting room to one side. A connecting door leads through to the separate dining room, with patio doors opening into the conservatory extension—an excellent space to entertain or simply enjoy views of the garden.

The modern kitchen has been refitted with a stylish range of units and features integrated appliances, including an oven and hob, built-in fridge and dishwasher. Adjoining the kitchen is a very practical utility room with further storage, an integrated freezer, space for a washing machine, and a downstairs cloakroom.

Upstairs, a bright landing leads to three good-sized bedrooms and the family bathroom.

Outside, the driveway provides parking and leads to the single garage. Gated side access opens into the enclosed rear gardens, which are laid mainly to lawn and enjoy a sunny aspect with a high degree of privacy and seclusion. The gardens feature a large patio, barbecue area, planted borders, raised vegetable beds, and a useful garden shed.

ENERGY PERFORMANCE RATING - TBC
COUNCIL TAX BAND - C
COUNCIL - West Suffolk
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
SERVICES- Mains Water, Electricity, Gas, Drainage
WHAT£WORDS ///diamond.hedgehog.coats

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