Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

25 Calthorpe Close,
Bury St Edmunds, IP32 7LQ

Guide Price
£310,000

An attractive semi-detached home in a favoured location!

This lovely family property is located on the Moreton Hall development, on the eastern outskirts of the town.

This 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.

Positioned on a wider than average plot, this property enjoys a good sized garden, with an attractive garden room addition to the rear.

- Well presented, 3 Bed Semi Detached
- Lobby, Cloakroom, Sitting Room
- Separate Dining, Kitchen, Garden Room
- Gas central heating, uPVC Double glazing
- First floor bathroom, Ground floor WC
- Popular and well served location
- Attractive gardens, ample parking

If you are looking for a well maintained semi detached home in a popular location, then this attractively presented house is bound to suit. Situated at the end of an established residential cul de sac on the sought after St James Park part of Moreton Hall, the property benefits from gas fired central heating and uPVC double glazing. The decor is bright and neutral throughout.

On the ground floor is an entrance lobby with cloakroom. The sitting room is of a good size and leads to a separate dining room and opens to a white fitted kitchen. The house has been extended to the rear with the addition of a spacious garden/family room. On the first floor are 3 bedrooms and a modern bathroom.

Outside
To the front of the house are lawned gardens of open plan design. A driveway to the side provides ample parking and there is space potentially for a garage. The rear gardens are of a generous width and are laid mainly to lawn with a patio area, and sheds. The gardens are well screened by fencing and mature shrubs and trees.

what3words ///treatable.dummy.liability
Council - West Suffolk - Council Tax - Band C
Energy Performance Cert - Current 59 D - Potential 88 B
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely (outdoors)

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 fittings. 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 website, please contact our offices immediately.

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