Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

69 Raedwald Drive, Bury St. Edmunds, Suffolk, IP32 7DE

PERFECT FAMILY LIVING – This exceptionally well presented and much improved modern detached house occupies a sought after location on one of the original phases of Moreton Hall.

The house offers an excellent level of accommodation with 2 separate reception rooms, a refitted kitchen and a good sized conservatory. There is a single garage, ample parking and generous established gardens.

- Extended and much improved detached family home
- Occupying an extremely well served residential setting
- Hall, cloakroom, refitted kitchen
- Sitting room, dining room, conservatory
- 4 bedrooms, en-suite cloakroom, family bathroom
- Detached garage, ample parking, large mature gardens

Offers In Excess Of £400,000

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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

As previously mentioned, the property 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 large established gardens and ample parking.

The house, which benefits from gas-fired central heating and uPVC sealed unit glazing has been owned for the last 30 years or so by the present vendors - a testament if needed to what a lovely house it has been to live in. In recent years the vendors have refitted the cloakroom, shower room and kitchen. There is smart wood flooring running through much of the ground floor and a neutral colour scheme adds to the overall feeling of light and space.

On the ground floor: The entrance hall cloakroom off, leads to the sitting room and kitchen. The sitting room is of a generous size and includes box bay window and a feature fireplace. Double doors lead into the separate dining room. Further doors lead into a conservatory - the ideal spot to relax and enjoy views of the garden.

The kitchen was refitted around 3 years ago and includes ample cupboard and worktop surfaces. There is a built-in oven, microwave, and hob together with an integrated washing machine and dishwasher. There is also a further door to the outside.

On the first floor: A spacious landing area with a built-in cupboard leads to all 4 bedrooms and the family bathroom. Bedroom 1 has a useful en suite cloakroom.

Outside
The gardens to the front of the house have been blocked paved to provide additional parking. A long driveway leads to the detached single garage. A side access leads to the rear gardens which are of a very good size and include a large lawn, shed and 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 into Raedwald Drive. The property will then eventually be seen on the left,.

Reception Hall

Cloak Room

Sitting Room 18'0 x 11'7 (5.49m x 3.53m)

Dining Room 12'1 x 9'8 (3.68m x 2.95m)

Conservatory 11'3 x 10'5 max overall (3.43m x 3.18m max overall)

Kitchen 12'0 x 8'0 (3.66m x 2.44m)

First Floor Landing

Bedroom 1 12'7 x 11'8 max 10'2 min (3.84m x 3.56m max 3.10m min)

En-suite Cloak Room

Bedroom 2 9'9 x 9'6 (2.97m x 2.90m)

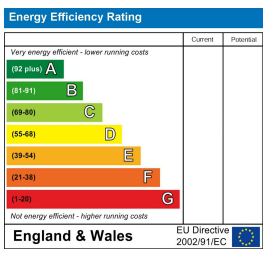
Bedroom 3 9'6 x 8'0 (2.90m x 2.44m)

Bedroom 4 9'7 x 7'7 (2.92m x 2.31m)

Shower Room

Garage 16'4 x 8'2 (4.98m x 2.49m)

Gardens



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.

Conservatory
Dining Room
Kitchen
Sitting Room
Hall
Bedroom 2
Bedroom 3
Landing
Bathroom
Bedroom 1
Bedroom 4

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