



1 Coltsfoot Crescent, Bury St. Edmunds, Suffolk, IP32 7NN

SIMPLY STUNNING – A bold statement, but take a look inside this beautifully restyled home and you are bound to agree.

Occupying a superb setting on the very edge of Drovers Mead, this impressive detached house was originally built by Hopkins Homes in 2000. In the last few years, the house has been completely refurbished and now has the feel of a brand new home combined with the character and proportions of something much older.

- Exceptionally well presented detached home
- Hall, cloakroom, sitting room, dining room, study
- Beautifully refitted kitchen/breakfast room, utility
- Master bedroom and guest bedroom each with en suite
- 2 Further double bedrooms, refitted family bathroom
- Good sized gardens, double garage and extensive parking

Guide Price £590,000



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General Information

The house occupies a private position at the end of a short gravelled driveway serving just 3 properties. Once at the property, the large driveway provides parking for 6 – 8 vehicles and gives access to the detached double garage.

The property is located on the very edge of Drovers Mead which forms part of Moreton Hall and is considered to be one of the most popular phases of the development. 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, 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 has been completely refurbished over the last few years and is offered for sale in first-class condition throughout. Improvements have included: complete redecoration, new quality flooring, replacement of the gas boiler and the total refitting of the cloakroom, bathroom and both en suites. In addition, the kitchen has been beautifully refitted as has the useful utility room.

The house has offers very well-proportioned accommodation with high ceilings adding to the feeling of light and space. In our opinion, the property 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 Entrance hall, cloakroom, study, dual aspect sitting room with feature fireplace, separate dining room, utility and a 19ft kitchen/breakfast room including an integrated dishwasher, double oven, gas hob and microwave.

On the first floor, there is a: Spacious landing area, master bedroom with en suite shower room, guest bedroom with en suite shower room, 2 further double bedrooms and a large family bathroom. The house benefits from a RING security system.

Outside
The property is well screened from the road and is set back behind a large private parking area, which also gives access to the detached garage, which has light and power connected and electronically operated twin doors. To the side of the house is a further covered carport area.

The rear gardens are bordered to one side with a belt of mature trees and enjoy a good degree of privacy. Laid extensively to lawn with a large patio terrace the gardens provide the perfect space for relaxing and entertaining.

Directions
From the town centre proceed to the roundabouts at Southgate Green and follow the signs to the A14. Continue to the main A14 roundabout and continue under the bridge taking the next exit into Bedingfield Way. Continue over the next roundabout passing Sainsbury's on the right. Continue straight over the mini roundabout and at the last roundabout take the 2nd exit into Drovers Avenue. Take 1st left into Coltsfoot Crescent and the driveway leading to No1 is immediately on the left.

Entrance Hall

Cloakroom

Study 10'11 x 9'4 max (3.33m x 2.84m max)

Sitting Room 15'10 x 15'6 (4.83m x 4.72m)

Dining Room 14'0 x 10'0 (4.27m x 3.05m)

Kitchen/Breakfast Room 19'0 x 10'0 (5.79m x 3.05m)

Utility 6'9 x 5'10 (2.06m x 1.78m)

Spacious Landing

Master Bedroom 15'6 max x 13'0 (4.72m max x 3.96m)

En Suite Shower 8'4 x 6'7 (2.54m x 2.01m)

Guest Bedroom 13'0 max x 12'0 (3.96m max x 3.66m)

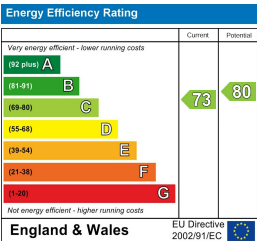
En Suite Shower

Bedroom 3 12'0 min x 10'0 (3.66m min x 3.05m)

Bedroom 4 12'0 x 10'0 (3.66m x 3.05m)

Family Bathroom 6'11 x 6'6 (2.11m x 1.98m)

Double Garage 17'9 x 17'5 (5.41m 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.

