



THE
**Mortimer
& Gausden**
PARTNERSHIP

29 Daisy Avenue,
Bury St. Edmunds, IP32 7PG

Guide Price
£599,995

A handsome modern detached family home occupying a popular and well-served location

An attractively presented and exceptionally spacious detached family home occupying a prime setting within the highly regarded Drovers Mead area of Moreton Hall.

This impressive modern home offers over 2,200 square feet of well-planned and flexible accommodation arranged over three floors. The house combines characterful styling with generously proportioned rooms, good ceiling heights and an abundance of natural light throughout.

The ground floor provides a particularly practical layout, including a spacious entrance hall, cloakroom, dual aspect sitting room, separate dining room, a utility room and a lovely kitchen/breakfast room with a feature bay window overlooking the garden.

The 2 upper floors provide a total of 5 double bedrooms and 3 bathrooms, making this a property large enough for all the family and guests.

Set within enclosed gardens and complemented by extensive parking and a double garage, this substantial home is being sold with the extra benefit of having NO ONWARD CHAIN.

- Attractively presented detached family home
- Occupying a lovely setting close to all amenities
- Hall, cloakroom, sitting room, dining room
- Generous kitchen/breakfast room, utility
- Guest suite, 2 double bedrooms, bathroom
- Principal bedroom suite, further double bedroom
- Double garage, parking , enclosed gardens
- NO ONWARD CHAIN



Understood to have been built in 2003, the house benefits from gas-fired central heating and sealed unit glazing, and in more detail comprises:

On the ground floor:

A spacious entrance hall gives an excellent first impression and sets the tone for the well-proportioned accommodation throughout. There is a cloakroom and doors leading into the superb dual aspect sitting room, which features a fireplace and French doors opening onto the garden.

There is also a spacious separate dining room and a useful utility room. At the heart of the home is the impressive kitchen/breakfast room.

The kitchen/breakfast room provides an ideal space for both everyday living and entertaining, fitted with an extensive range of units, worktop surfaces and appliance space. A central island offers space for breakfast seating, whilst a large bay window creates an excellent dining area and floods the room with natural light. A door leads to the outside.

On the first floor:

The first floor offers an excellent range of accommodation, including a guest bedroom with fitted wardrobes and an en suite shower room, 2 further double bedrooms and a family bathroom.

On the second floor:

The top floor provides an impressive principal bedroom suite, including a range of fitted wardrobes and an en suite shower room.

In addition, there is a further double bedroom measuring approximately 21ft (6.5m) in length, making it suitable for use as an additional reception room or substantial home office.

Outside

The property occupies a particularly pleasant setting, set well back from the road and approached via double gates which open onto a private driveway area. This provides parking for a number of vehicles and in turn, gives access to the detached double garage, which has light and power connected together with a useful side courtesy door.

The rear gardens are of a good size and are well established, being laid mainly to lawn and complemented by a large patio area. Affording a good degree of privacy, the gardens provide the perfect space for both entertaining and relaxing.

EPC - C

Council Tax - F (West Suffolk)

Services - All main services are connected

What3Words: ///plug.twisty.initiated

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)



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.

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