Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

52 Appledown Drive,
Bury St. Edmunds, Suffolk, IP32 7HQ

Guide Price
£250,000

Well positioned on Moreton Hall is this lovely modern house, beautifully presented and recently redecorated.

A stunning home which has been lovingly updated by the current owners and offers spacious rooms and an excellent layout, with contemporary fresh interior decoration.

Located East of the town centre on popular Moreton Hall development which offers an exceptional range of amenities including schooling for all ages, church, public house, coffee shop, post office, doctors, community centre, Sports centre and Tesco Express.

The town can be easily reached by car, foot or numerouse cycleways. The A14 also is easy to access and provides a fast route to Ipswich, Cambridge and London via the M11.

- Well maintained, updated, terraced home
- Spacious hall, kitchen, sitting/dining room
- 2 Good sized bedrooms, modern bathroom
- Gas Central Heating, uPVC double glazing
- Two Allocated parking spaces
- Enclosed rear gardens with side access
- Immaculately presented home

Whether you're looking for your first home, perhaps downsizing, or looking for a solid investment property, this lovely updated home is bound to appeal.

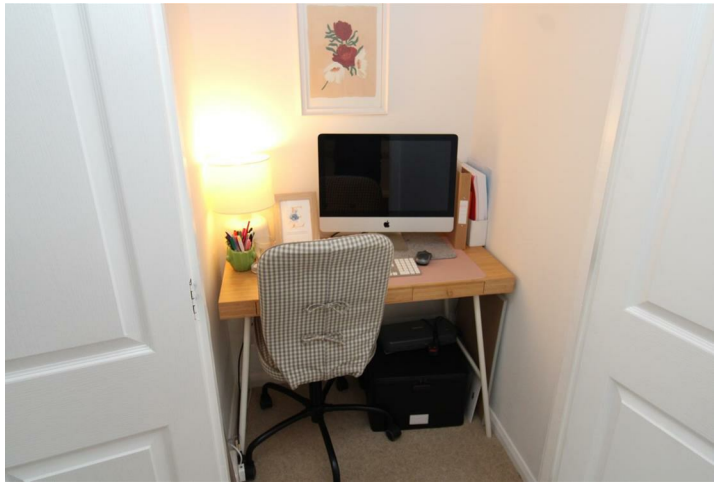
No. 52 has been recently redecorated in a fresh contemporary style - is ready to just move in to unpack and enjoy. The house also has gas central heating and uPVC windows with double glazing, and two allocated off-street parking spaces.

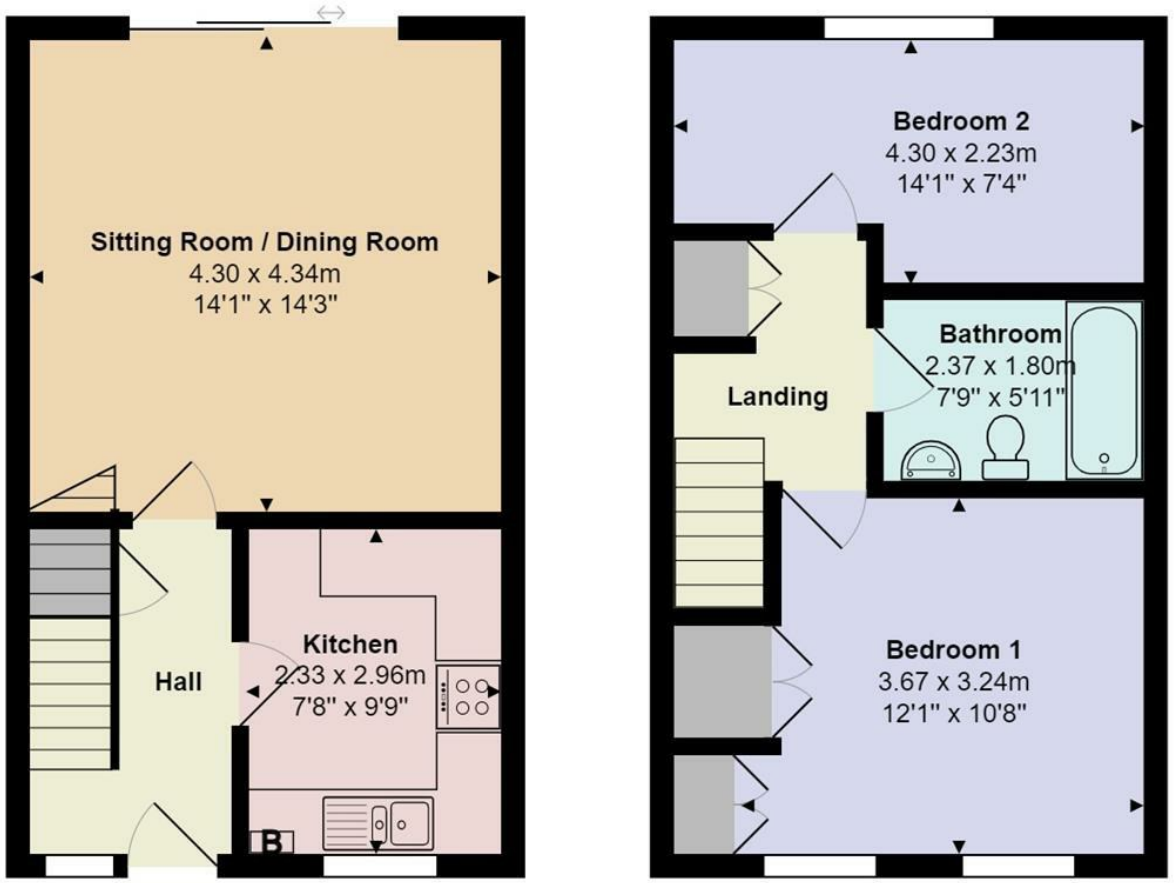
A spacious entrance hall greets you, with stairs leading to the first floor, and a cupboard under, and doors into the kitchen and bright sitting room. The kitchen with its extensive fitted units, above and below laminate work surfaces. The sitting room is a lovely bright space with sliding patio doors leading out into the enclosed rear garden.

Upstairs the spacious landing with a built-in cupboard (utilised as a study 'nook') leads to both bedrooms and the bathroom, which has all been nicely updated and stylishly decorated. The main bedroom to the front, with built-in cupboards and plenty of space for a king size bed, and the 2nd bedroom to the rear with plenty of room for a double bed, and even large enough to place a study area to one side. Both bedrooms have new flooring laid recently. There is also a loft access ladder.

Outside, the sunny south facing rear garden feature a paved patio, raised lawn and garden beds. It is fully fenced and there is side access gate, and path to reach the 2 allocated off-street parking spaces positioned close by. The front gardens are a more open-plan style laid to lawn and the property is set back from the road and enjoys a pleasant green leafy outlook, to the front.

EPC Current - C Potential - B
Council Tax - Band B





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