



## 33 Turnstone Drive, Bury St. Edmunds, Suffolk, IP32 7GT

This superb semi detached house has a slightly larger layout than many other modern semis that you might have seen – making an internal viewing essential.

Occupying a sought after location, this well appointed home would be perfect for a growing family or indeed anyone looking for a sound investment.

- Attractively presented modern semi detached house
- Occupying a popular and well served location
- Gas central heating and upvc sealed unit glazing
- Hall, cloakroom, large sitting room, kitchen/diner
- Master bedroom with en suite, 2 further good sized bedrooms
- Enclosed gardens, off road parking

Guide Price £315,000





## General Information

The property occupies a pleasant location on the Abbotsford Park phase of Moreton Hall. The area offers an exceptional range of amenities including, primary school, upper school, sports complex, 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.

The property was built in 2005 and has since been updated by the present vendor. The accommodation, which benefits from gas fired central heating and upvc sealed unit glazing, is decorated in neutral shades, which adds to the feeling of light and space.

On the ground floor: The entrance hall, with cloakroom off, includes the staircase to the first floor which has a large understair storage cupboard. The spacious sitting room is dual aspect and includes french doors which open up onto the patio. The kitchen/diner is another dual aspect room and includes a very generous range of base units, matching wall mounted units and worktop surfaces. The kitchen also includes a built-in oven, hob and hood and a further set of french doors leading to the outside.

On the first floor; The large landing area gives access to all 3 bedrooms and the family bathroom. The master bedroom has a range of built-in wardrobes and an en suite shower room.

### Outside

To the front of the house is a small border planted with hedging and shrubs. To the side of the house is a driveway which provides parking for 2 cars. The rear gardens are well screened and are laid to lawn with planted shrub borders, a patio and useful garden shed.

### Directions

From Angel Hill, proceed over the traffic lights and continue into Eastgate Street. At the mini roundabout turn right onto Barton Road, at the traffic lights turn right into Orttewell Road and then left at the roundabout into Mount Road. Continue to the next roundabout turning left into Bradbrook Close, then left into Turnstone Drive, follow the road to the left and the property can be found on the right as indicated by our for sale board.

## Entrance Hall

## Cloakroom

Sitting Room 17'8 x 10'9 (5.38m x 3.28m)

Kitchen/Dining Room 17'8 x 9'8 (5.38m x 2.95m)

Master Bedroom 11'2 x 11'00 (3.40m x 3.35m)

## En Suite Shower

Bedroom 2 10'9 x 10'0 (3.28m x 3.05m)

Bedroom 3 11'11 x 6'9 (3.63m x 2.06m)

## Bathroom





