Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

7 Darby Close,
Bury St. Edmunds, IP32 7LE

Guide Price
£325,000

Well located modern detached house with NO UPWARD CHAIN

Occupying a pleasant cul de sac setting on the ever popular St James Park, this surprisingly spacious detached house is bound to have wide appeal.

Whilst the property has been well maintained, it is now a perhaps little dated in places, making it something of a 'blank canvas'.

The house, which benefits from gas-fired central heating and uPVC sealed unit glazing, is set in enclosed corner plot gardens and includes a single garage and driveway providing ample parking.

- Spacious modern detached house
- Occupying a popular and well served setting
- Hall, cloakroom, large sitting room
- Kitchen/breakfast room, utility
- Bedroom 1 with en-suite shower room
- 2 Further bedrooms, family bathroom
- Gas central heating, uPVC sealed unit glazing
- Garage, parking, enclosed gardens
- NO UPWARD CHAIN

The St James Park area of Moreton Hall is situated on the eastern outskirts of the town. 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.

On the ground floor: The entrance hall, with cloakroom off, leads into the spacious bay fronted sitting room. There is a gas fireplace and space for a dining table. The kitchen has an excellent number of cupboards and worktop surfaces. There is an integrated oven, hob and cooker hood with ample appliance space. Finally, there is a useful utility room with further cupboard and worktop surface. A connecting door leads into the garage.

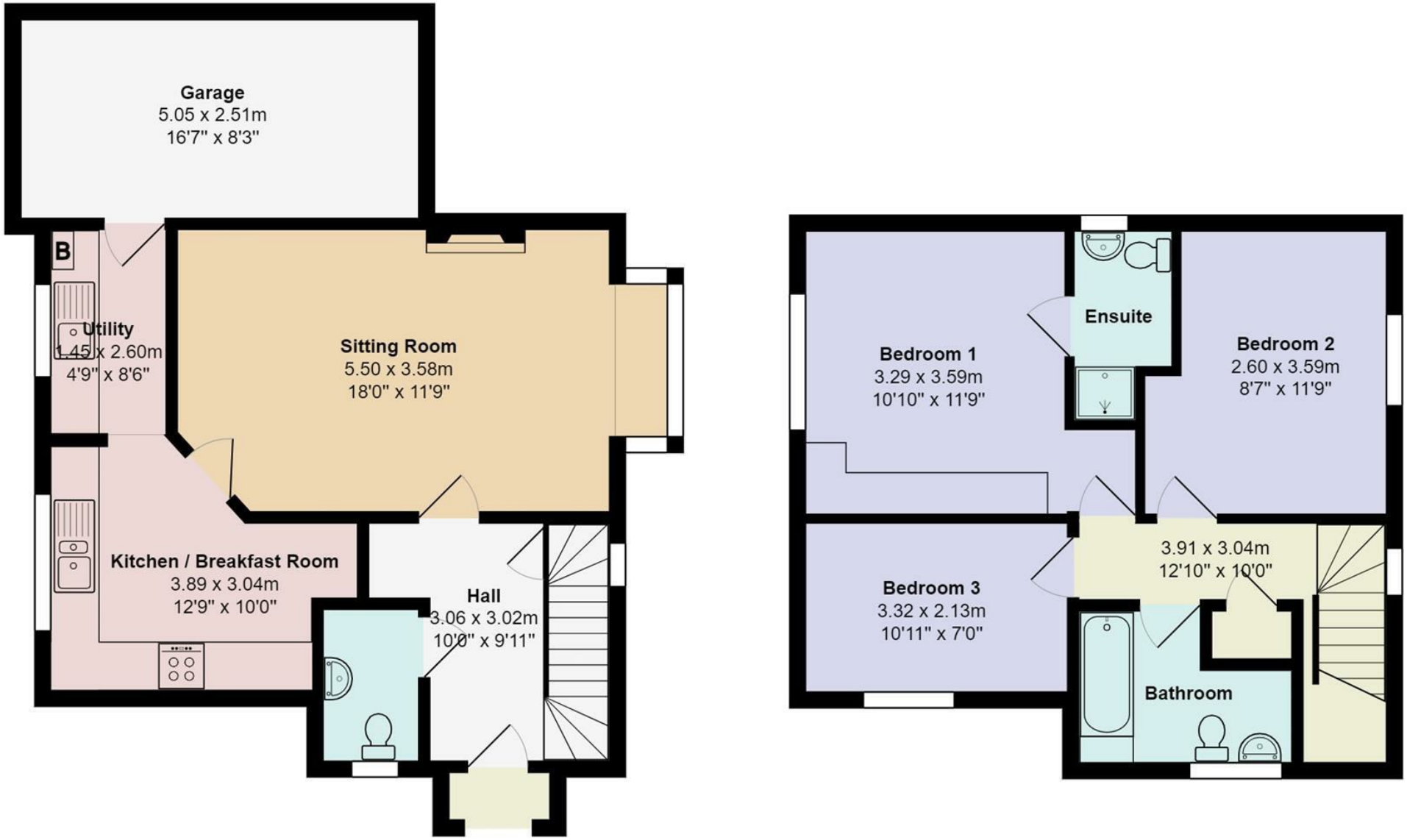
On the first floor: The landing area has built-in cupboards and gives access to all 3 bedrooms and the spacious family bathroom. Bedroom 1 has an en suite shower room. Bedroom 2 is another double bedroom and bedroom 3 is a good sized single.

Outside
The gardens to the front of the house are of open plan design and are laid to lawn with mature shrubs. A driveway to the side of the house provides ample parking and access to the single garage. The garage has light and power connected and an electrically operated roller door.

A side access leads to the enclosed rear gardens which include a shed, lawn and patio.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - C

Directions
From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road signposted Thurston and take the 2nd right turning onto Tassel Road then right again into Darby Close.



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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526