Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

9 Cardinal Close, Bury St. Edmunds, Suffolk, IP32 7LR

SIMPLY SUPERB – Sometimes a property comes onto the market which has to be viewed internally to be fully appreciated and that is certainly the case with this stunning modern end of terrace.

Located on the ever-popular Moreton Hall, this substantially extended house has been beautifully restyled by the present owners and now offers an excellent level of accommodation with a very welcoming contemporary feel.

- Extended and much improved end of terrace
- Occupying a popular and well served setting
- Hall, cloakroom, large fitted kitchen, separate dining room
- Beautifully presented sitting room with woodburner
- 3 Bedrooms, refitted bathroom. Gas heating, uPVC glazing
- Enclosed gardens, outside home office, allocated parking

Guide Price £315,000

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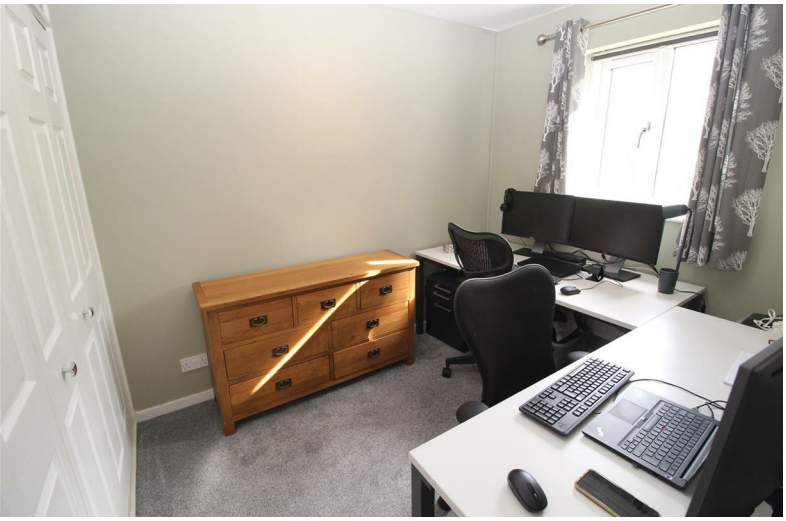


General Information

The property occupies a cul de sac setting on the Moreton Hall development, which is situated on the eastern outskirts of the town. The immediate area is extremely well served with a range of amenities including, primary school, upper school, church, public house, coffee shop, post office, doctor surgery, community centre, sports centre and Tesco Express store. The town centre can be easily reached by car, foot or numerous cycle-ways.

As previously mentioned this well located home has been substantially extended to the rear and is somewhat larger than you might expect. The house, which benefits from gas fired central heating and uPVC sealed unit glazing has been lovingly restyled by the present owners and is offered for sale in first class condition throughout. In our opinion, the house would be ideal for a growing family or indeed anyone looking for a sound investment purchase.

On the ground floor: The entrance hall with cloakroom off, gives access to the kitchen and dining room. The kitchen has been fitted with an excellent range of units and worktop surfaces. There is a breakfast bar and ample appliance space, together with an integrated fridge freezer, wine fridge, dishwasher, oven, hob and cooker hood. The dining room is of a very generous size, as it was the original sitting room and has 2 openings into the sitting room extension. The sitting room is a lovely family space with a stylish woodburner providing a focal point and large glazed doors opening out into the rear garden.

On the first floor: A light and bright landing area gives access to the modern bathroom and 3 good sized bedrooms. Bedrooms 1 & 2 are comfortable double rooms and each have built-in wardrobes.

Outside
The property faces a small green area with a side pedestrian access leading to the enclosed gardens. The gardens have been hard landscaped for ease of maintenance and include a fully insulated home office building, making the property ideal for the many of us who now work from home. Behind the house are 2 allocated parking spaces and there is a further parking space to the front which the vendors use.

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. Turn next left into Appledown Drive then left again into Cardinal Close, the property will be found off to the left and at the very end of the road.

Entrance Hall

Cloakroom

Kitchen 14'11 x 8'7 (4.55m x 2.62m)

Dining Room 14'10 x 8'10 (4.52m x 2.69m)

Sitting Room 13'8 x 11'9 (4.17m x 3.58m)

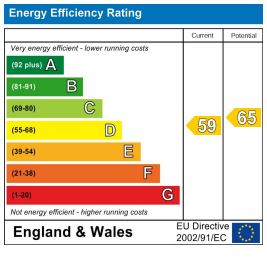
Bedroom 1 13'2 max x 8'6 (4.01m max x 2.59m)

Bedroom 2 9'1 min x 8'0 (2.77m min x 2.44m)

Bedroom 3 6'2 x 8'11 (1.88m x 2.72m)

Bathroom 6'6 x 5'6 (1.98m x 1.68m)

Home Office 11'4 x 6'4 (3.45m x 1.93m)



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.

Sitting Room
Dining Room
Kitchen
Hall
Home Office
Bedroom 3
Bedroom 1
Bedroom 2

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