



## 2 Hummingbird Close, Bury St. Edmunds, Suffolk, IP32 7GR

Sometimes a property comes onto the market that would seem to 'tick all the boxes' and that is certainly the case with this attractive detached family home.

The property, which occupies a sought-after setting, with established gardens and ample parking, provides an excellent level of accommodation, which is enhanced by a superb kitchen/breakfast/family room, making an early internal inspection highly recommended.

- Attractive well located detached family home
- Occupying a well served and much sought after location
- Hall, cloakroom, large double aspect sitting room
- Spacious kitchen/breakfast/family room, separate utility
- Master bedroom, en suite, 3 further bedrooms, family bathroom
- Pleasant enclosed rear gardens, ample parking

## Offers In Excess Of £400,000



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### General Information

The property occupies an excellent corner plot setting on Moreton Hall. The area offers an exceptional range of amenities including, primary school, upper school, two sports complexes, church, public house, coffee shop, post office, doctor surgery, pharmacy, dentist, community centre, Tesco Express store, hairdressers, beauty salon, butcher and fish & chip shop/restaurant. The town centre can be easily reached by car, bus, 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.

If you need lots of space for your growing family, want to be in a well-served location and have been looking for something in great condition – this impressive home is bound to be of interest. The house benefits from UPVC sealed unit glazing and Hive controlled, gas fired central heating (boiler replaced in 2018).

On the ground floor, a spacious reception hall, with cloakroom off, gives access to the double aspect sitting room which is 20' long. The superb kitchen/breakfast/family room, which is truly the hub of the house, features a comprehensive range of fitted units, with built-in fridge, freezer and dishwasher. This lovely area, with french doors opening onto the rear gardens, offers a very useable family space and the perfect place for entertaining. There is also a separate utility room with a large understair cupboard.

On the first floor: a large landing area gives access to all 4 bedrooms and the family bathroom. The master bedroom includes an extensive range of fitted wardrobes and en suite shower room. Bedrooms 2 and 3 both benefit from built-in wardrobes.

#### Outside

The property occupies a corner plot with the front gardens wrapping around the house and a good-sized driveway is situated to the side of the property.

The fence/wall enclosed rear gardens afford a surprising degree of privacy and seclusion and are mainly laid to lawn, interspersed with a variety of mature shrubs and trees. A patio extends to the rear and side of the house, providing nice tucked away setting for a spot of alfresco dining and family BBQ's.

#### 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. Continue on Mount Road to the next roundabout and take the first exit into Bradbrook Close. Take the 1st left into Kingbird Road and then turn left into Turnstone Drive. Follow the road round and turn left into Hummingbird Close, where the property will be seen on the right.

Reception Hall 8'10 x 7'1 (2.69m x 2.16m)

Cloak room

Kitchen/Breakfast/Family Room 20'0 x 18'5 max overall (6.10m x 5.61m max overall)

Utility Room 6'3 x 5'6 (1.91m x 1.68m)

Sitting Room 20'0 x 11'3 (6.10m x 3.43m)

First Floor Landing

Master Bedroom 12'0 x 11'11 (3.66m x 3.63m)

Ensuite

Bedroom 2 11'5 x 11'1 max overall (3.48m x 3.38m max overall)

Bedroom 3 8'10 x 8'9

Bedroom 4 8'7 x 7'9 (2.62m x 2.36m)

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	86
		EU Directive 2002/91/EC	

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