Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

38 Raedwald Drive,
Bury St. Edmunds, IP32 7DD

Guide Price
£625,000

A modern detached home with a superb self-contained annexe

Occupying a pleasant cul-de-sac setting on the original part of Moreton Hall, this well-presented detached house offers an exceptional level of versatility, complete with its own self-contained 1-bedroom annexe. Perfect for those seeking space for a dependent relative, visiting guests or older children. This is a rare and valuable opportunity.

The main house provides generous family accommodation with a dual-aspect sitting room, spacious kitchen/dining room, and 4 good-sized bedrooms. The detached annexe offers fully independent living, with open-plan living accommodation, double bedroom, shower room, and a first-floor hobbies room.

- Modern detached house with detached annexe
- Occupying an established and well-served setting
- Cloakroom, family bathroom & en-suite
- Four good-sized bedrooms
- One bed annexe with large kitchen/diner/living room
- Gas fired central heating, uPVC sealed unit glazing
- Good-sized private gardens and extensive parking
- Unique opportunity - Early viewing advised

Both properties benefit from gas-fired central heating and UPVC sealed unit glazing, and in more detail comprise:

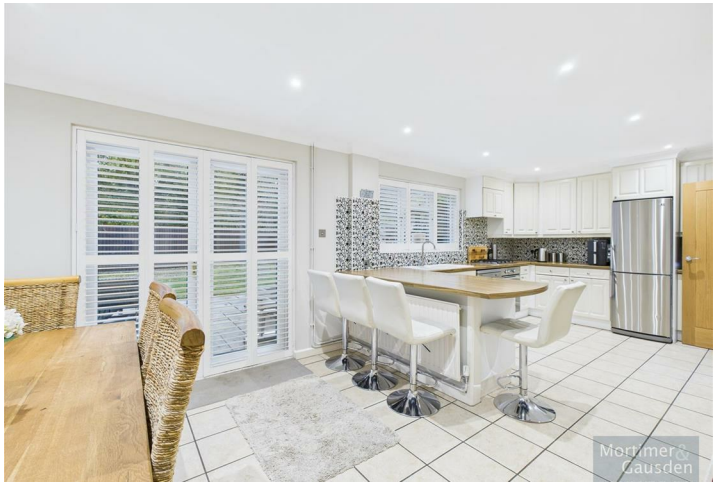
The House
A welcoming entrance hall with a cloakroom off gives access to the spacious dual-aspect sitting room. The kitchen/dining room provides a sociable family space with an excellent range of fitted units and ample room for a good-sized dining table. French doors lead out to the gardens, and a further door connects to the utility/laundry room.

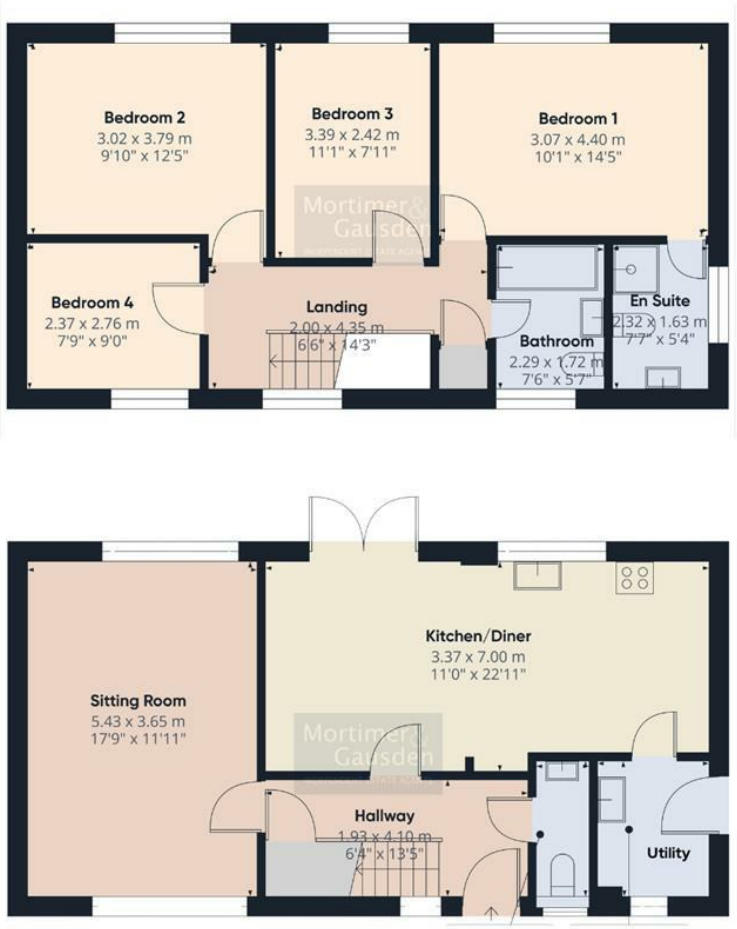
On the first floor are four good-sized bedrooms. The main bedroom features an en suite shower room, and the remaining bedrooms are served by a family bathroom.

The Detached Annexe
This purpose-built bungalow includes an entrance hall, a shower room and a spacious bedroom with fitted wardrobes. There is a large open-plan kitchen/dining/living area which has a light and bright contemporary feel. On the first floor is a hobbies room which has limited head height but is certainly a useful extra space.

Outside
The property enjoys generous, well-screened gardens backing onto woodland, offering a high degree of privacy with a large patio area providing the perfect space for entertaining and relaxing. A wide driveway provides ample parking for both properties.

Council Tax - House Band D, Annexe Band A
EPC Rating - House C, Annexe C
Council - West Suffolk.
Services - All main services are connected
Broadband - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///motor.sketch.mentioned





HOUSE

ANNEXE

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.

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