Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

19 Bederic Close,
Bury St. Edmunds, IP32 7DR

Guide Price
£625,000

An individual detached house with over 2000 sq ft of accommodation

This exceptionally spacious detached house occupies a superb cul-de-sac location. Bederic Close is a particularly sought-after area of Moreton Hall, made up of larger, individually designed properties and is set in good-sized gardens with a large double garage and extensive parking. The property is situated within walking distance of a superb range of local amenities and offers easy access to both the A14 and the town centre via footpaths and cycleways.

Built to a high specification in the 1980s, the property has been extremely well maintained, but now offers the potential for some updating. In our opinion, the house has the makings of a wonderful family home, making an early internal viewing highly recommended.

- Individually designed detached house
- Providing over 2000 sq ft of accommodation
- Porch, reception hall, shower room, utility
- 3 Large receptions, kitchen/breakfast room
- 4 Double bedrooms, en suite and bathroom
- Large double garage, extensive parking
- Generous private and established gardens
- Gas central heating, uPVC sealed unit glazing
- CHAIN FREE

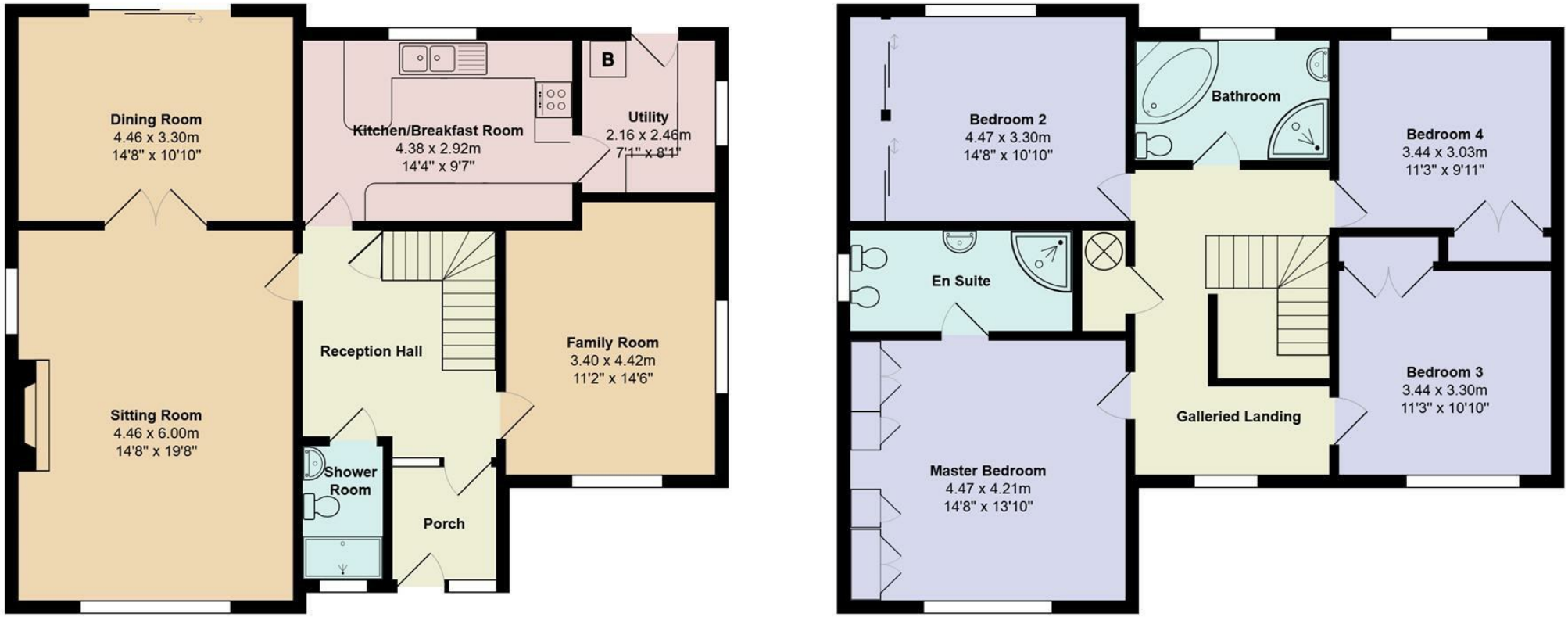
If you have been looking for a home large enough for all the family or perhaps a property you can update whilst significantly adding to its value, this impressive house is bound to be of interest. It is being sold with the benefit of having NO ONWARD CHAIN and in more detail comprises:

The porch leads into a spacious reception hall. There is a useful shower room/cloakroom to the left and a family room to the right which has a dual aspect and would be perfect for anyone wanting a large home office or playroom. The main reception room has a large feature fireplace and double doors which open up into the separate dining room. The kitchen/breakfast room and utility are located towards the rear of the house and could be opened up into the dining room to provide a superb multi-functional living space.

On the first floor: A light and bright galleried landing provides access to all 4 double bedrooms and the family bathroom. All bedrooms have either built-in or fitted wardrobes with the master bedroom having a large en suite shower room.

Outside
The property is set back well from the road and is screened by hedging. A block paved driveway provides extensive parking and access to the large detached double garage. The rear gardens back onto a small strip of woodland and afford an excellent degree of privacy and seclusion. Laid mainly to lawn and planted with a wide variety of mature shrubs and trees, the gardens provide ample space for the house to be extended to the rear - if required and subject of course to consent.

ENERGY PERFORMANCE RATING - C
COUNCIL TAX BAND - F
COUNCIL - West Suffolk
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
SERVICES- Mains Water, Electricity, Gas, Drainage
WHAT£WORDS ///crystals.romantics.winks



Approx Hoouse Area: 187.0 m² ... 2013 ft²

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