

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



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

Guide Price
£295,000

GREAT LOCATION & CHAIN FREE - This modern semi detached house occupies a pleasant cul de sac setting on the ever popular St James Park area of Moreton Hall.

Whether you are looking for a spacious home for your growing family or perhaps something to add to your investment portfolio, this extended property is bound to be of interest. The house includes enclosed gardens, ample parking and a partially converted single garage.



- Extended modern semi detached house
- Occupying a popular and well served location
- Hall, cloakroom, sitting room, spacious kitchen/diner
- 3 Good sized bedrooms, bathroom, large conservatory
- Gas fired central heating, uPVC sealed unit glazing
- Gardens, parking and converted garage. **CHAIN FREE**



The property occupies a pleasant cul-de-sac position on the St James Park area of Moreton Hall, 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, 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.

The property has been tenanted for many years and is now ready for some cosmetic improvement, having said this, the property offers a very comfortable range of accommodation and would be perfect for a growing family or indeed another property investor.

The house, which has NO ONWARD CHAIN, benefits from gas-fired central heating and uPVC sealed unit glazing. In addition to a good sized sitting room and spacious kitchen/diner, the house has been extended to the rear with the addition of a large conservatory.

On the first floor are 2 double bedrooms - each with fitted wardrobes and a further single bedroom. The bathroom includes a classic white suite.

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 been divided and lined to provide a small storage area to the front and a large home office to the rear. The rear gardens are of a manageable size and afford a good degree of privacy and seclusion.

COUNCIL TAX - BAND 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.

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