

## Summary

A 2 bed semi detached house on the ever popular Moreton Hall development. The property benefits from two allocated parking spaces, a spacious living room as well as two double bedrooms. To the rear is a low maintenance enclosed rear garden with patio area and lawn. The property is just a short walk to local amenities as well as the town centre. NO ONWARD CHAIN.

## Description

### Approximate Room Sizes

This superbly presented modern semi detached house is bound to prove popular. Located within a much sought after residential location and having the benefit of ample off road parking.

The property occupies an excellent position on the more established part of Moreton Hall, just off Appledown Drive. The Moreton Hall Development offers an exceptional 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.

As previously mentioned the property has been well maintained by the present owner. The house has secure private rear gardens making it also perfect for young families. The house is decorated in a neutral colour scheme and benefits from gas fired central heating and upvc sealed unit glazing.

### LIVING ROOM 16' 4" x 12' 2" (4.98m x 3.71m)

The property is entered via a part glazed front door into living room with double glazed window to front, stairs to first floor, double radiator, TV and telephone points and door leading to kitchen.

### KITCHEN/DINER 12' 2" x 8' 0" (3.71m x 2.44m)

Double glazed window and door to rear, fitted with a range of wall and base units with rolled edge

works surfaces incorporating a stainless steel single sink and drainer with mixer tap, washing machine, cooker, fridge/freezer, extractor fan, utility cupboard, double radiator, tiled floor.

### BEDROOM 1 12' 2" x 9' 6" (3.71m x 2.9m)

Double glazed window to front, double radiator, airing cupboard.

### BEDROOM 2 12' 2" x 8' 0" (3.71m x 2.44m)

Double glazed window to rear, double radiator.

**BATHROOM** Double glazed misted window, three piece white suite comprising a panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC, single radiator, part tiled walls and tiled floor.

**GARDEN** The property has a small lawned front

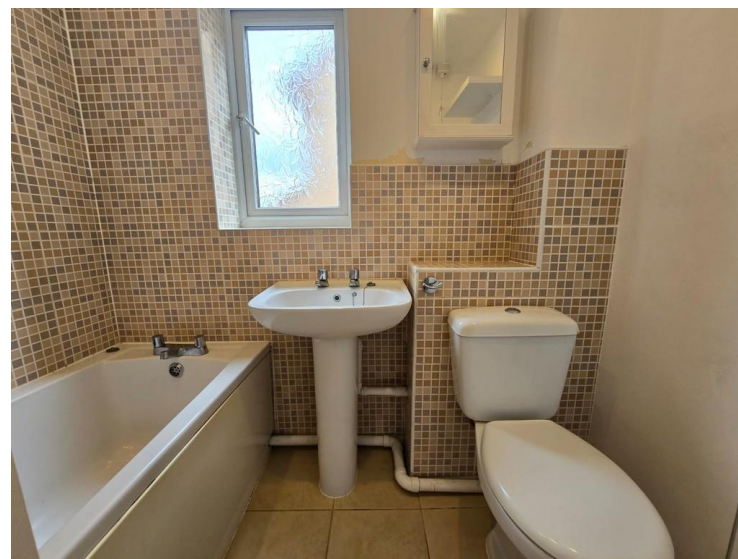
garden with planted flower borders. The rear gardens have been attractively re-landscaped and afford an excellent degree of privacy and seclusion. The gardens include an area of lawn, circular patio feature and useful garden shed. A rear pedestrian access leads to 2 allocated parking spaces.

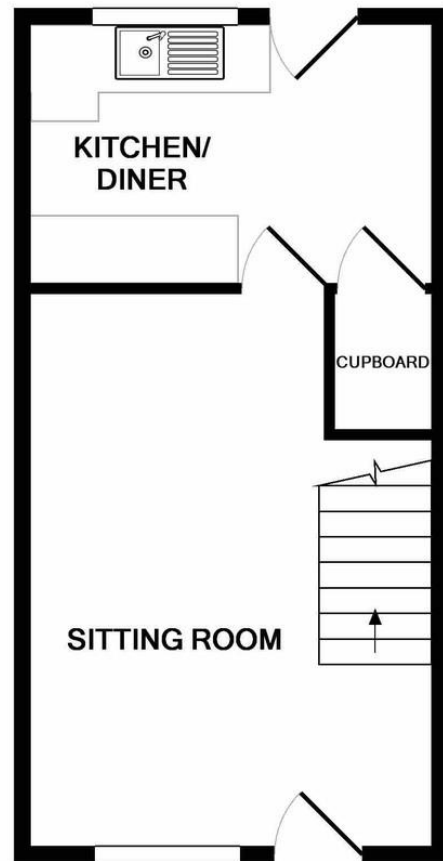
**2 PARKING SPACES** There are two parking spaces within a few minutes walk of the property.

## Additional Information

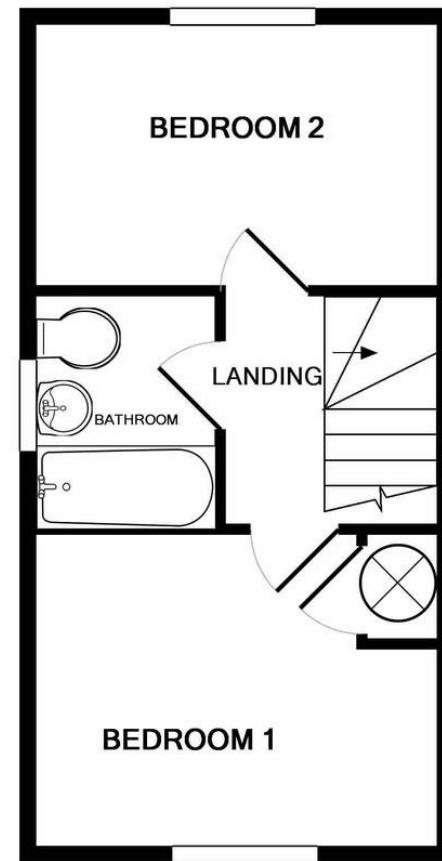
Local Authority – St Edmundsbury Borough Council  
Council Tax Band – B  
Tenure – Freehold  
Services – %full\_services%  
Post Code – IP32 7HE

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### Contact Details

6 The Traverse, Bury St Edmunds, IP33 1BJ

Tel: 01284 769598

Email: burystedmunds@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Codling Road | Bury St Edmunds | IP32 7HE

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Guide Price £235,000

- Popular Moreton Hall Location
- Close to Amenities
- Semi Detached
- Two Double Bedrooms
- Two Parking Spaces
- Modern Fitted Kitchen