

**Excellent Family
Home**
Daisy Avenue
Bury St Edmunds
Suffolk IP32 7PH
Guide Price £425,000
Freehold

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BURY ST EDMUNDS

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Located on the popular Moreton Hall this Hopkins built family home is set in a great position and has some excellent features. Set over three floors and immaculate throughout this stunning home could be the perfect next step for you.

- **Double Glazing**
- **Gas Fired Heating**
- **Two Receptions**
- **Kitchen/Diner**
- **Four Bedrooms**
- **Ensuite To Master**
- **Enclosed Gardens**
- **Garage & Parking**



Entrance Hall

Part glazed entrance door into hall. Stairs leading to first floor. Radiator. Tiled floor.

Cloakroom

With low level WC. Pedestal wash hand basin. Tiled splash backs. Radiator. Extractor fan.

Sitting Room 11'1" x 18'2" (3.38m x 5.54m)

Double glazed sash window to front aspect. Two radiators. Fireplace with wood surround and marble hearth. Door with matching panels to conservatory.

Conservatory 9'6" x 10'4" (2.9m x 3.15m)

UPVC double glazed windows and door to rear aspect. Inset spot lights. Wood laminate flooring.

Kitchen / Diner 9'7" x 13'6" (2.92m x 4.11m)

Double glazed sash window to front aspect. Double glazed window to rear aspect. Wall mounted units and work surfaces with units under. Tiled splash backs. Cupboard housing boiler. Tiled floor. Two radiators. Under stairs cupboard. Integrated dishwasher. Electric hob with double oven under and cooker hood over. Sink unit and drainer inset into work surface with mixer tap over. Door to utility.

Utility Room

Sink unit and drainer inset into work surface. Tiled floor. Space and plumbing for an automatic washing machine/tumble dryer. Door to garden.

First Floor Landing

Stairs leading to second floor. Airing cupboard. Radiator. Double glazed window to rear aspect.

Bedroom One 11'1" x 15'3" (3.38m x 4.65m)

Double glazed sash window to front aspect. Double glazed window to side aspect. Two radiators. Double built-in wardrobe.

Ensuite

Suite comprising low level WC. Pedestal wash hand basin. Shower cubicle. Inset spot lights. Double glazed sash window to front aspect. Radiator. Extractor fan.

Bedroom Two 9'7" x 9'9" (2.92m x 2.97m)

Double glazed sash window to front aspect. Radiator.

Bathroom

Suite comprising low level WC. Pedestal wash hand basin. Panelled bath with mixer tap. Tiled splash backs. Radiator. Extractor fan. Double glazed window to rear aspect.

Second Floor Landing

Radiator. Velux window to rear aspect.

Second Floor Cloakroom

With low level C. Pedestal wash hand basin. Radiator. Extractor fan. Velux window to rear aspect.

Bedroom Three 11'2" x 13'5" (3.4m x 4.09m)

Double glazed windows to front and side aspects. Radiator.

Bedroom Four 9'6" x 9'7" (2.9m x 2.92m)

Double glazed window to front aspect. Radiator. Access to loft space.

Outside

The front garden is laid to lawn with a pathway leading to the front door and gated access to the side leading into the rear garden. There is a single garage and driveway providing parking to the rear. The rear garden has a patio area with the remainder being laid to lawn with a courtyard area to the side, is enclosed by walling and has gated access at the rear.

Directions

Leave town via Cullum Road. Turn left at the roundabout and then straight over at the Southgate Green roundabout. Head towards Sainsburys and proceed onto Beddingfield Way. Take the second exit at the roundabout onto Drovers Avenue then right into Daisy Avenue.

Viewing

For further information or to arrange a viewing appointment please contact our office on 01284 767121 or visit us at www.haart.co.uk.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
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Energy Efficiency Rating

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

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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