



Blackbird Drive, Bury St. Edmunds, Suffolk, IP32 7GQ

MARK · EWIN
BURY ST EDMUNDS

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A three bedroom, well-presented, end terrace home situated within the popular Moreton Hall Development.

Nestled within the sought-after Moreton Hall Development, this charming end terrace home boasts three bedrooms and a meticulously designed interior.

The ground floor welcomes you with an inviting open plan sitting/dining room, providing ample space for relaxation and entertainment. The modern kitchen features wall and base units, wooden worktops and contemporary appliances. The property has the added benefit from a convenient cloakroom.

Moving to the first floor there are three well-appointed bedrooms and the family bathroom features tasteful fixtures and benefits from a bath and over head shower.

Outside, the rear garden is mainly laid to lawn with raised beds, a paved patio area and enclosed by fencing. Additionally, a convenient carport provide ample off-road parking for two cars.

Additional Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Services: Mains Gas, Electric, Water and Drainage.

Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along Mount Road, take the second exit for Bradbrook Close, turning left at the roundabout. Follow this road round to the left and take the first road on the right into Blackbird Drive. Follow this road round to the right where the property can be found on your right hand side.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall

Cloakroom 6' 4" x 3' 3" (1.92m x 0.99m)

Kitchen 10' 7" x 8' 6" (3.22m x 2.59m)

Sitting/Dining Room 14' 8" max 9' 1" min x 15' 9" max 12' 0" min (4.48m x 4.76m)

First Floor Landing

Bedroom One 12' 8" x 8' 5" (3.86m x 2.57m)

Bedroom Two 12' 9" max 10' 6" min x 8' 3" (3.86m x 2.51m)

Bedroom Three 9' 1" x 6' 11" (2.77m x 2.12m)

Family Bathroom 6' 4" x 7' 2" (1.93m x 2.18m)

Enclosed Rear Garden

Carport

Allocated parking for Two cars

Additional Information:

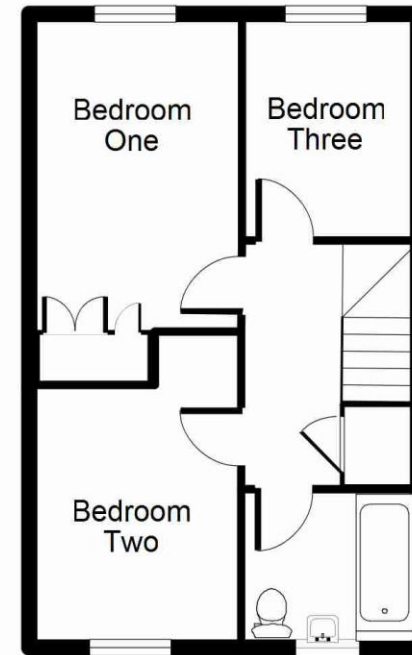
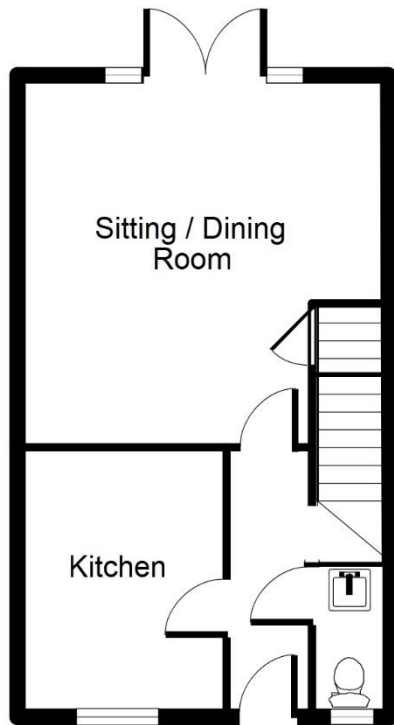
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Offers Over £280,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.