



SALTSMAN ROAD BURY ST EDMUNDS, IP32 7QG

£420,000
FREEHOLD

Located on the desired Moreton Hall, this attractive new-build three-bedroom detached house offers modern and spacious accommodation throughout. Ideally suited to families, couples or professionals, the property is beautifully presented throughout. The ground floor offers a bright and welcoming living space alongside a contemporary fitted kitchen. There are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private enclosed rear garden, ideal for relaxing and entertaining. A garage provides secure parking and useful additional storage. Situated in the popular Moreton Hall area, the property is close to a wide range of local amenities. Early viewing is highly recommended to appreciate this fantastic modern family home and its desirable location.

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SALTSMAN ROAD

- Well Presented Three Bedroom Home • Modern Fitted Kitchen/Dining Room • Three Well Proportioned Bedrooms • Gas Fired Central Heating • En-Suite From Master Bedroom • Enclosed private rear garden • Garage & Off Road Parking • Solar Panels • Current NHBC Warranty • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs to first floor. Under stair storage cupboard. Storage cupboard. Radiator.

W.C

W.C. Hand wash basin. Window to the front. Radiator.

Sitting Room

French doors leading to the rear garden. Two windows to the side. Two Radiators.

Kitchen/Diner

Fitted with a range of wall and base units with work surface over. Inset 1 and half bowl sink. Integrated dishwasher, washing machine, fridge-freezer, oven and gas hob with extractor fan overhead. Double french doors leading to the rear garden. cupboard housing boiler. Two windows to the front. Window to the rear. Radiator.

Landing

Storage cupboard. loft access. Two windows to the side. Radiator.

Bedroom 1

Window to the front. Window to the rear. En-suite. Radiator.

En-Suite

Shower. W.C. Hand wash Basin. Window to the front. Radiator.

Bedroom 2

Window to the side. Radiator.

Bedroom 3

Window to the side. Radiator.

Bathroom

Bathtub. W.C. Hand wash basin. Window to the front. Radiator.

Outside

Garden

Mainly laid to lawn with a small patio area. Side gated access leading to the front. Enclosed by fencing.

Garage

Up and over door. Power light connected.

Agents Note

The estate service charge is to be confirmed.

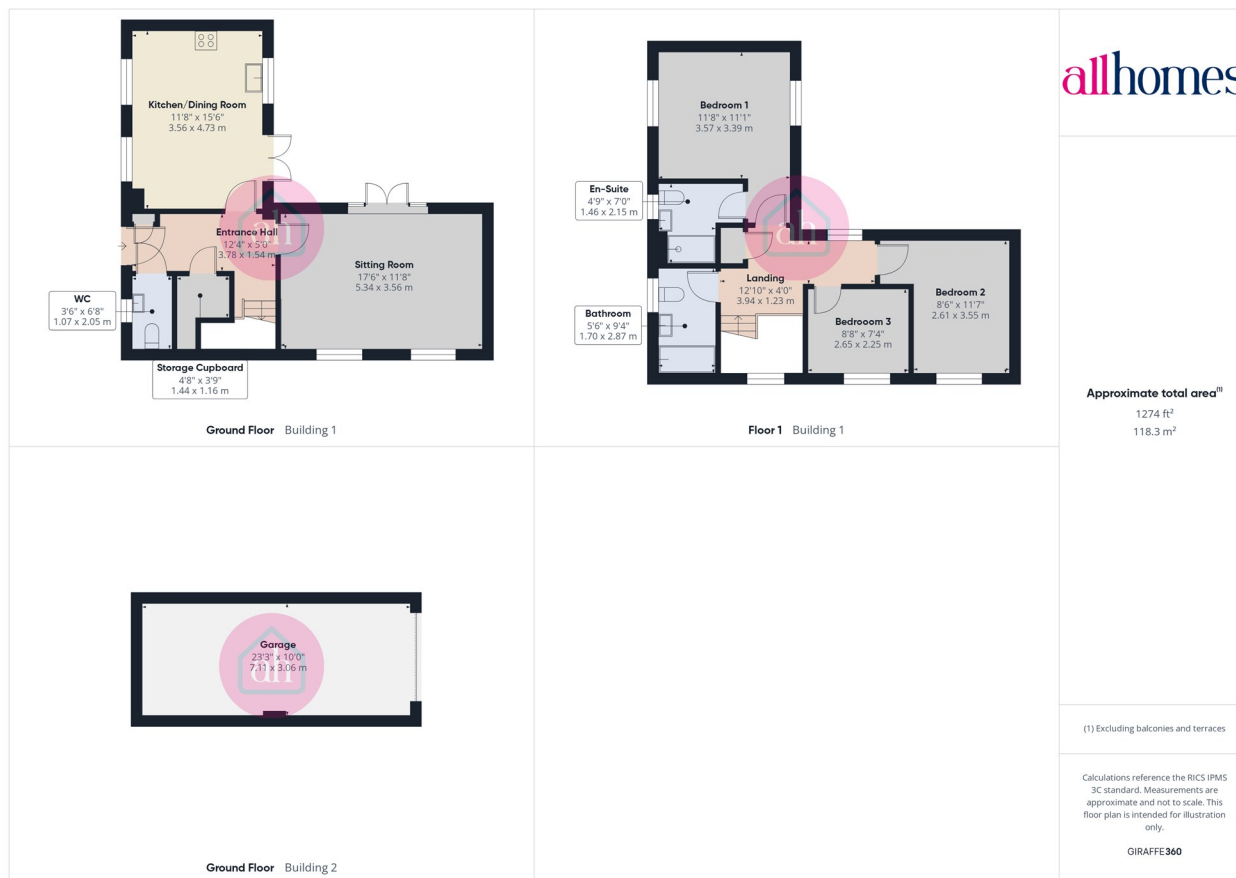
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SALTSMAN ROAD





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

EPC Rating: A Council Tax Band: New Build

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