



Mylford Close

Bury St Edmunds, IP32 7DJ

Guide Price £375,000

Offering two reception rooms, a separate kitchen, two bathrooms, an integral garage, driveway parking, solar panels and an attractive rear garden. Located on the popular Moreton Hall, making this property an ideal choice for families seeking both versatility and space.



Property Features

- Spacious four-bedroom detached family home
- Two reception rooms plus a separate kitchen
- Generous master bedroom with en suite
- Bright double-aspect living room with garden access
- Integral garage offering excellent storage or future development potential
- Solar panels for added energy efficiency
- Sun-soaked rear garden with patio and lawn
- Popular Moreton Hall location
- CHAIN FREE!
- Must View!

FULL DESCRIPTION

Mylford Close is situated within the popular and established Moreton Hall development, a location well regarded for its convenient access to a range of local amenities and everyday facilities. The property is ideally positioned for access to Bury St Edmunds town centre, access for the A14 and the surrounding area offers a good choice of schools, green spaces and local amenities, making this a practical and desirable location for family living.

On the ground floor, an entrance hall leads into the accommodation, with the spacious double-aspect living room positioned to the left and featuring sliding doors onto the rear patio. The kitchen provides space for a washing machine, dishwasher

and fridge freezer, alongside an integrated oven, hob and extractor, with a door giving access to the garden. There is also a useful downstairs WC and a versatile additional reception room which could be used as a dining room, home office or further living space depending on individual requirements.

The first floor comprises four well-proportioned bedrooms, with two benefiting from built-in storage. The principal bedroom enjoys the added advantage of an en suite bathroom with bath and shower over, WC and wash hand basin. The family bathroom is similarly well equipped with a bath and shower over, WC and wash hand basin, providing practical facilities for the rest of the household.

Externally, the attractive rear garden is predominantly laid to lawn and complemented by a patio area, providing an excellent setting for outdoor dining and relaxation. A pathway leads to a side gate giving access to the front, while established trees and panelled fencing create a pleasant and enclosed garden environment. To the front, is low maintenance with decorative stone, a driveway providing parking for approximately two to three vehicles and a pathway leading to the front door. The integral garage offers useful storage and potential for future development, subject to the necessary consents. The property also benefits from solar panels.

The property falls within the local school catchment area for the surrounding Moreton Hall and Bury St Edmunds schools. Prospective purchasers are advised to make their own enquiries to confirm current catchment arrangements.

Tenure: Freehold

Council Tax: Band E – West Suffolk

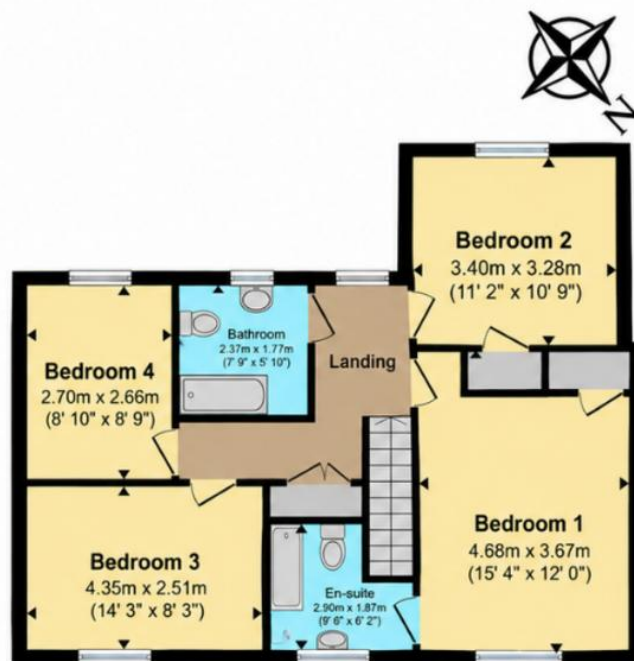
Services: Mains Water, Gas & Electric (solar panels are owned, photothermal & photovoltaic)







Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements