



BROWSE CLOSE, BURY ST. EDMUNDS IP32 7EX

OIEO £325,000
FREEHOLD

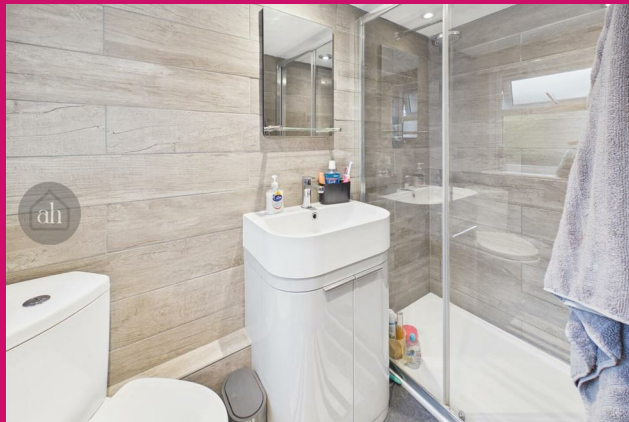
This beautifully modernised four bedroom semi-detached home is set on the ever-popular Moreton Hall development in Bury St Edmunds and offers stylish, flexible accommodation throughout. The ground floor features a newly fitted contemporary kitchen, a spacious open-plan sitting/dining room ideal for family living and entertaining, plus a ground floor bedroom serviced by separate shower room and WC. Upstairs are three further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from off-road parking to the front with an EV charging point, while the rear garden offers a patio area, lawn and a charming summer house, perfect for enjoying the warmer months.

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BROWSE CLOSE, BURY ST.

- Deceptively Spacious 4 Bedroom

House • Popular Moreton Hall Location • Stylish Newly Fitted Kitchen • Open Plan Sitting/Dining Room • Ground Floor Bedroom, Shower Room & WC • Modern Family Bathroom • Off Road Parking • EV Charing Point • Viewing Highly Recommended • Take A Look Inside With The 3D Virtual Tour!



Entrance Hall

Welcoming entrance hall wood effect flooring. Door leading to rear garden. Radiator.

Kitchen

Recently fitted, stylish kitchen with range of base and wall units with quartz worktops over and moulded sink. Neff oven and microwave with separate Neff hob and extractor over. There are also integrated appliances including fridge freezer, washing machine, tumble dryer and dishwasher. Large walk in under stairs storage. Two windows to the front. Plinth heater.

Sitting/Dining Room

Sitting room opening into dining area with vaulted glass roof. Windows to rear and patio doors into garden. Three radiators.

Bedroom 3

Ground floor bedroom with fitted wardrobes. Window to front. Storage heater.

Shower Room

Modern shower room with vanity sink unit, WC and double shower. Window to side. Underfloor heating.

Landing

Loft access and storage cupboard.

Bedroom 1

Good size double bedroom. Two windows to front. Two radiators.

Bedroom 2

Double room. Window to rear. Radiator.

Bedroom 4

Single room. Window to rear. Radiator.

Bathroom

Recently fitted, modern bathroom with P' Shaped bath with waterfall shower over. Vanity unit with WC and wash hand basin. Window to side. Heated towel rail.

Outside

Front Garden

Low maintenance artificial lawn and driveway offering off road parking. EV charging point.

Rear Garden

Large patio area ideal for entertaining, with lawn and summer house.



BROWSE CLOSE, BURY ST.





Floor 1



Approximate total area⁰¹

1028 ft²95.4 m²

Reduced headroom

 2 ft^2 0.2 m²

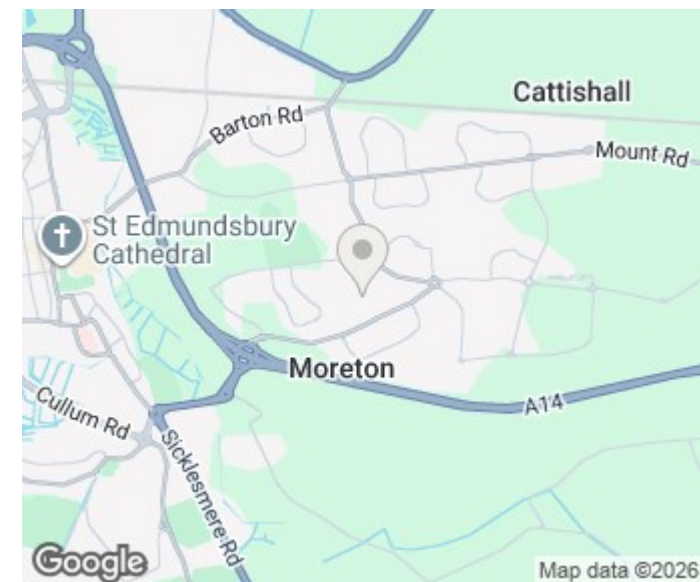
(1) Excluding balconies and terraces


Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		65	79
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

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