



23 KENDALL CLOSE

BURY ST. EDMUNDS, IP32 7PQ

£250,000
FREEHOLD

NEW PRICE, VIEW THIS WEEKEND!

A beautifully presented two-bedroom end-terrace home in excellent condition, situated in the sought-after Moreton Hall development. This charming property features a well-designed kitchen, a spacious sitting room, and a delightful conservatory. The two generously sized bedrooms are complemented by a modern bathroom suite. The private, enclosed garden is well-maintained, offering a perfect outdoor retreat. Additionally, the home benefits from two convenient parking spaces located next to the house. Viewing is highly recommended to fully appreciate this fantastic property.

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- Ideal 2 Bedroom Home On Moreton Hall • 2
- Parking Spaces • Delightful
- Conservatory • Gas Fired Central
- Heating • Well Designed Kitchen • Enclosed
- Garden • Cloakroom • Sought After
- Location • Great First Home • 3D Virtual Tour
- On Line Now



Entrance Hall

Welcoming entrance with a storage cupboard and radiator.

Kitchen

Modern kitchen with wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Electric oven with gas hob and extractor hood over. Space for full fridge freezer, washing machine. Window to front and radiator.

Cloakroom

WC, wash basin. Radiator

Sitting Room

Well-proportioned size room with French doors opening to conservatory. Stairs to first floor

Conservatory

French doors leading to the garden. Radiator

Landing

Window to side. Radiator

Bedroom 1

Double room with dual aspect windows to rear. Fitted wardrobes and radiator

Bedroom 2

Loft access, window to front. Radiator

Bathroom

Modern suite with WC and vanity wash basin unit. Bath with shower over surrounded by feature tiles. Window to front. Radiator

Front garden

Laid to lawn with shrub border and pathway to front door.

Rear Garden

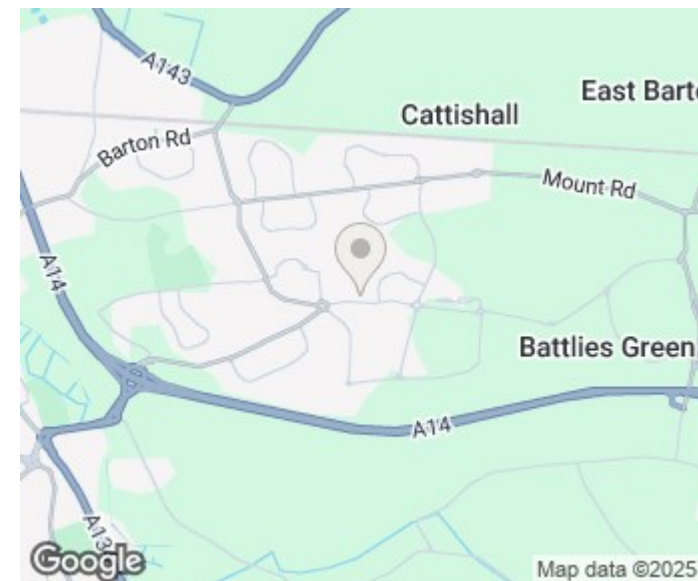
Enclosed by fencing this well kept garden is laid mainly to lawn and bordered by flower beds. Patio seating area and gate access to the side. Shed for storage.

Parking

Parking for 2 cars to the side of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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: Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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