Cobb Close, Bury St. Edmunds

Sheridans

Cobb Close, Bury St. Edmunds IP32 7LG

Guide Price £280,000

Occupying an attractive position within the ever-popular Moreton Hall development, this beautifully presented two-bedroom home has been thoughtfully updated and stylishly improved by over the years, creating a turnkey property ideally suited to first-time buyers, downsizers or investors alike. Offered with no onward chain, the property further benefits from off-road parking, including a covered carport, and a quiet residential setting.

The accommodation is impeccably maintained throughout and begins with an inviting entrance hall, leading to a contemporary fitted kitchen featuring a comprehensive range of sleek gloss-fronted units, generous work surfaces and a selection of integrated appliances including an oven, hob, dishwasher and fridge/freezer. A convenient cloakroom completes the ground floor accommodation.

To the rear, the bright and spacious sitting/dining room provides an excellent everyday living space, with French doors opening directly onto the enclosed rear garden, creating a seamless connection between indoors and out. Stairs rise to the first floor, where there are two well-proportioned double bedrooms together with well appointed bathroom, fitted with a stylish modern suite including a large walk-in shower, wash basin and WC.

Outside

Outside, the rear garden has been designed with ease of maintenance in mind, offering an attractive and private space for relaxing or entertaining. Further benefits include gas-fired central heating, double glazing throughout and allocated parking for three vehicles, including a covered carport.

Location

Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

Directions

From the town centre proceed along Angel Hill crossing over the traffic lights into Eastgate Street. At the mini roundabout bear right into Barton Road. At the traffic lights turn right into Orttewell Road. At the roundabout turn left into Mount Road signposted Thurston and take the 2nd right hand turning onto Tassel Road. Follow the road for a several hundered metres taking the second turning on the left hand side into Cobb Close where the property can be found after a short distance on the left hand side.

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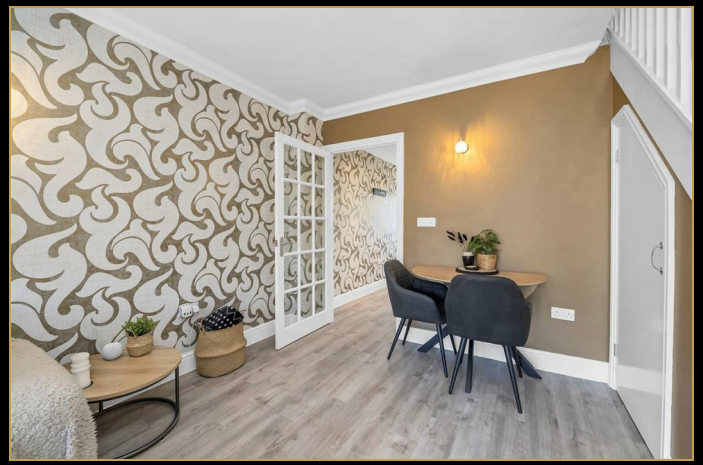
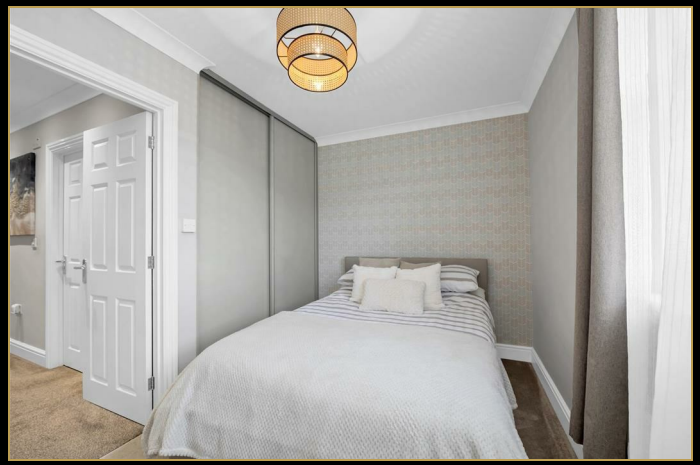
Services

All mains services connected. Gas fired central heating.
Council - West Suffolk Tax Band B
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

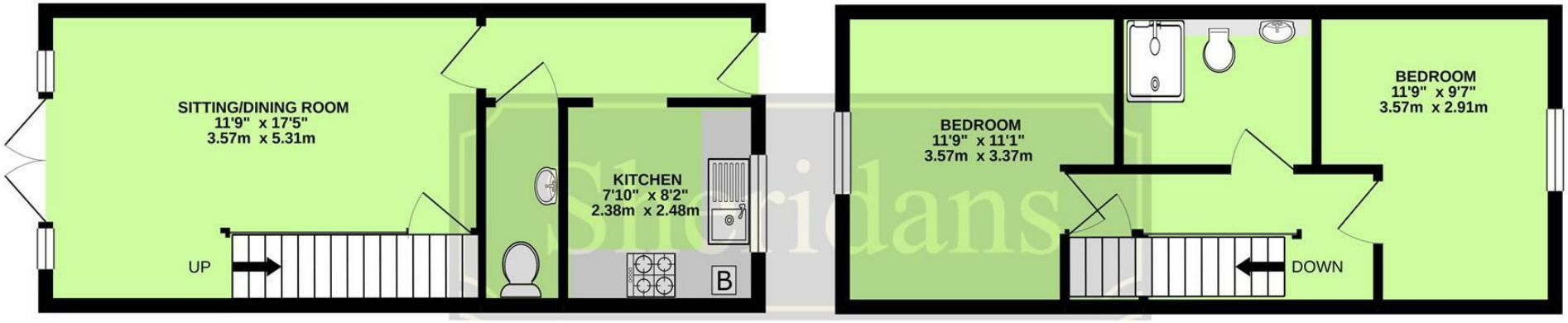
- CHAIN FREE
- Impressive re-fitted kitchen
- Sitting/dining room opening to garden
- Double bedrooms
- Immaculately presented
- Low maintenance rear garden
- Single carport
- Two further allocated parking spaces
- Easy access to amenities





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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The Property Ombudsman

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