



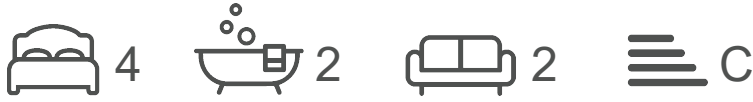
Appledown Drive
, Bury St. Edmunds, IP32 7HG

An ideal home for a growing family situated on the popular eastern side of the town providing spacious accommodation comprising, entrance hall, cloakroom, sitting room, dining room, study, spacious kitchen/breakfast room, four bedrooms, en-suite shower room and a family bathroom. The property also benefits from a garage (part converted), a driveway and gardens.

£1,850 Per month

Appledown Drive

, Bury St. Edmunds, IP32 7HG



- EXTENDED, MODERN DETACHED HOUSE
- ENTRANCE HALLWAY, CLOAKROOM., STUDY
- KITCHEN WITH ELECTRIC OVEN AND HOB, INTEGRATED FRIDGE FREEZER AND DISHWASHER
- SITTING ROOM / DINING ROOM / BREAKFAST ROOM
- MASTER BEDROOM WITH EXTENSIVE FITTED WARDROBES AND EN-SUITE
- THREE FURTHER BEDROOMS (ONE WITH FITTED WARDROBES)
- COUNCIL TAX BAND D, MINIMUM TERM CONTRACT TWELVE MONTHS
- REAR GARDEN, PARKING, GAS CENTRAL HEATING
- HALG GARAGE (THE OTHER HALF HAS BEEN CONVERTED TO A UTILITY ROOM / STUDY)
- AVAILABLE 5TH SEPTEMBER 2024

ENTRANCE HALLWAY

Cloakroom

Sitting Room

15'0" x 11'11" (4.57m x 3.63m)

Dining Room

18'5" x 7'5" (5.61m x 2.26m)

Study

8'0" x 8'0" (2.44m x 2.44m)

Kitchen/Breakfast Room

27'2" x 8'10" (8.28m x 2.69m)

First Floor Landing

Bedroom 1

22'3" max x 9'8" max 7'10" min
(6.78m max x 2.95m max 2.39m min)

En-Suite Shower Room

Bedroom 2

12'2" x 8'11" (3.71m x 2.72m)

Bedroom 3

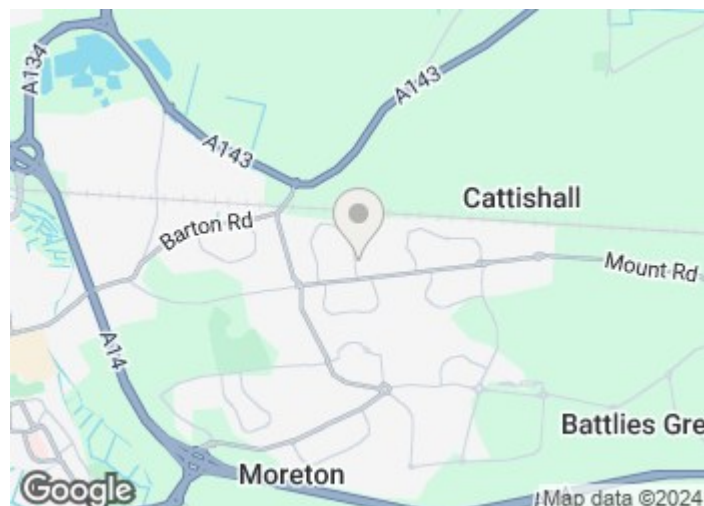
10'5" x 7'10" (3.18m x 2.39m)

Bedroom 4

7'6" x 7'2" (2.29m x 2.18m)

Family Bathroom

Outside

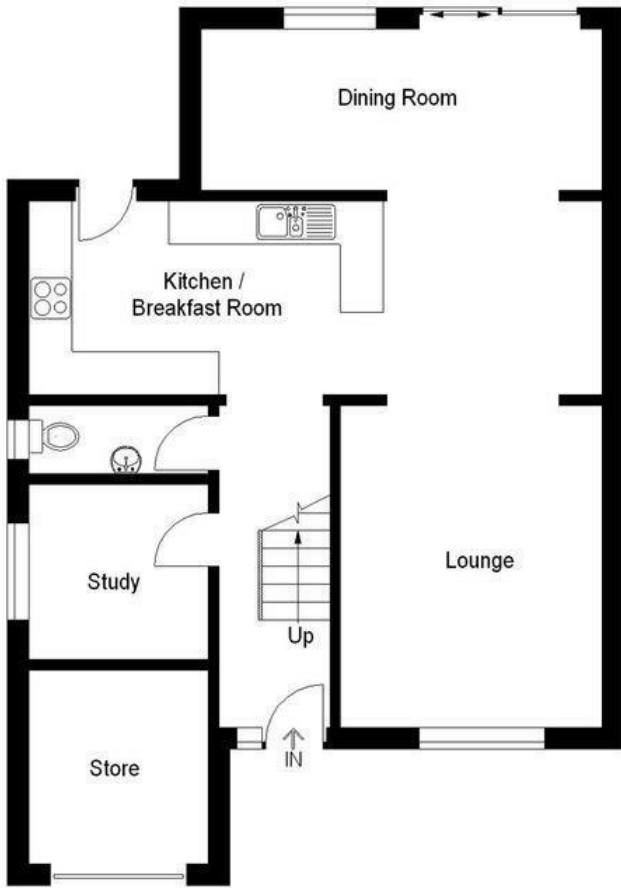


Directions

Proceed out of town along Eastgate Street and turn right into Barton Road. Continue along and turn right at the traffic lights into Orttewell Road and then left at the roundabout onto Mount Road. Proceed along this road and take the second left into Appledown drive and the property can be found on the right hand side a short distance past the turning for Sheerwater Close.

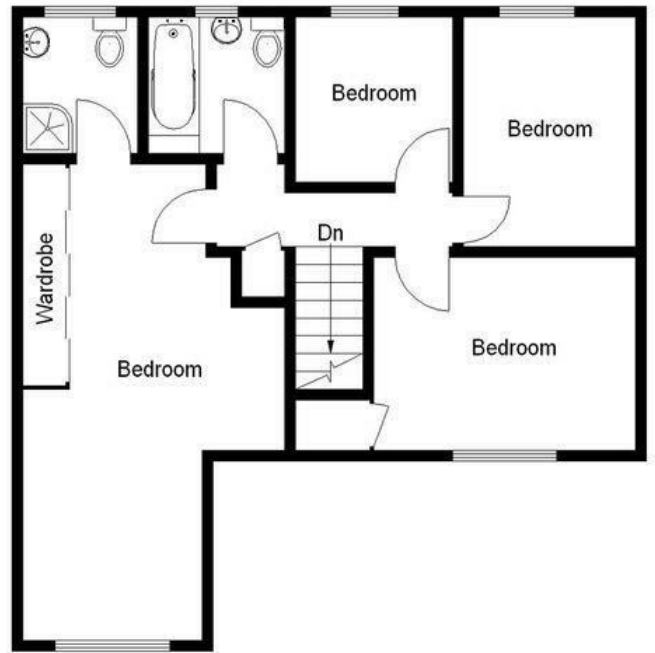


Floor Plan



Ground Floor

Approximate Gross Internal Area :-
136 sq m / 1464 sq ft



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID7678 Ref: 4269)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect 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		69	81
(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	