

## Summary

Located in the rural village of Thorpe Morieux is this good size three bedroom semi detached house with large garden and off road parking for several cars. The property is an ideal home for you to put your own stamp on it and benefits from 2 reception rooms and first floor bathroom.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Stairs ascending with understairs cupboard, radiator, doors to rooms

**DINING ROOM** 11' 10" x 9' 01" (3.61m x 2.77m) Window to front, radiator

**LIVING ROOM** 15' 03" x 11' 03" (4.65m x 3.43m) Sliding patio doors leading to the garden, radiator, fireplace (currently blocked off) serving hatch to kitchen

**KITCHEN** 15' 03" x 6' 08" (4.65m x 2.03m) Two windows to side, range of wall and base units with work surfaces over incorporating stainless steel sink with drainer, spaces for washing machine, dishwasher, fridge/freezer and oven. Floor mounted oil boiler, radiator

**REAR LOBBY** Door leading to garden  
Cupboard  
W/C  
Store room with window over looking the garden.

**LANDING** Window to front, airing cupboard housing hot water cylinder

**BEDROOM ONE** 11' 03" x 11' 11" (3.43m x 3.63m) Large window to rear overlooking the garden, radiator

**BEDROOM TWO** 11' 11" x 9' 01" (3.63m x 2.77m) Window to front, radiator

**BEDROOM THREE** 10' 02" x 7' 11" (3.1m x 2.41m) Window to rear, radiator

**OUTSIDE** To the front of the property is a good size shingled driveway providing ample off road parking and enclosed by hedging. Gate leading to the rear garden.

The rear garden has a paved patio area, remainder is laid to lawn, oil tank to the side.

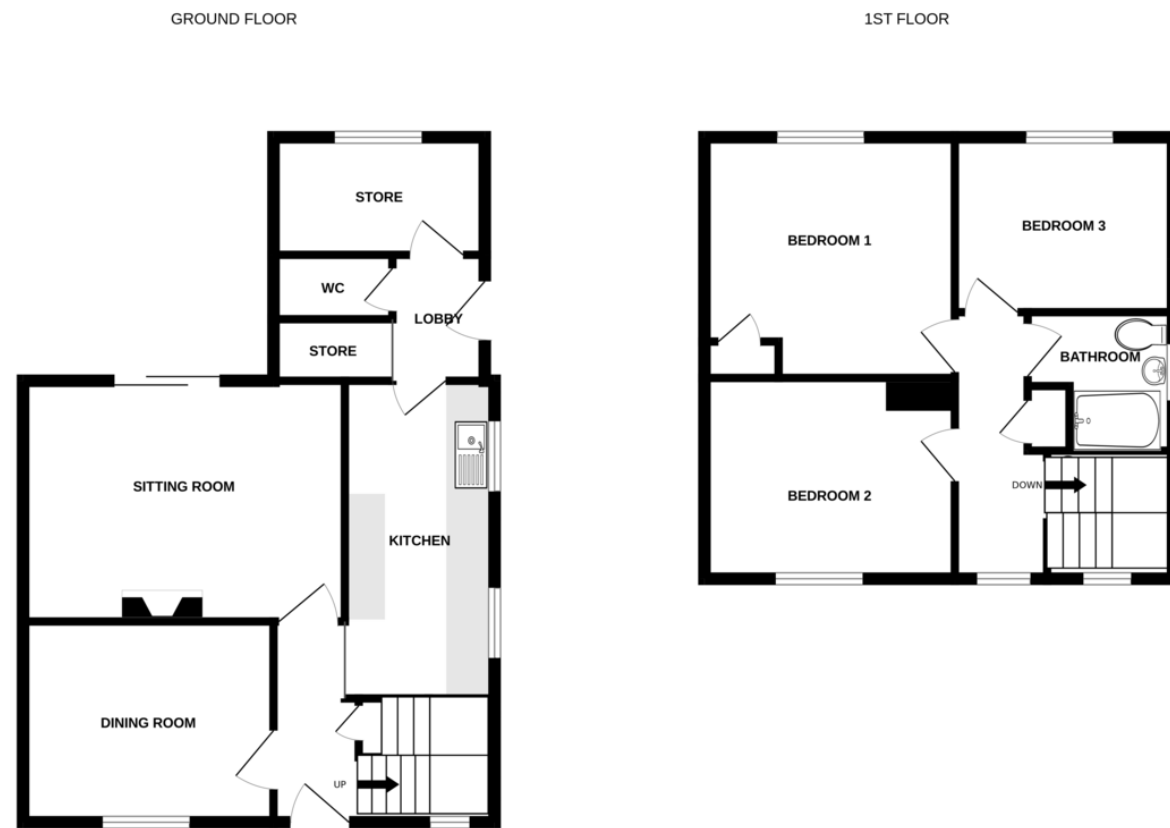
## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – B  
Tenure – Freehold  
Services – Oil Central Heating  
Post Code – IP30 0NR

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01284 769598







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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If you would like to speak to one of our mortgage advisors call now – 01284 769598



### Contact Details

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

Bury Road | Thorpe Morieux | IP30 0NR

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£300,000

- Rural Location
- Large Garden
- Driveway
- Scope to Extend & Improve
- Located 20 Minutes From Bury St Edmunds