

DRAFT DETAILS
36 BLACKBIRD DRIVE
BURY ST. EDMUNDS
IP32 7GQ

Coakley & Theaker (OH) present: A **S-P-A-C-I-O-U-S** well presented, link-detached house on the popular Moreton Hall development, on the E side of town. Hall, Cloakroom, Lounge, Kitchen/Dining Room, 4 Good Size Bedrooms - 1 En-Suite, Family Bathroom, Front & Surprisingly Private Rear Gardens, Carport & Generous Parking, **VIEW ASAP.**



2112

New Price Guide £325,000

S-P-A-C-I-O-U-S FAMILY HOME ON MORETON HALL, ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, 4 GOOD SIZE BEDROOMS - 1 EN-SUITE, FAMILY BATHROOM, FRONT & REAR GARDENS, CARPORT & GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, WELL PRESENTED, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds proceed along Eastgate Street and bear right into Barton Road. At the traffic lights turn right and on reaching the roundabout turn left towards Thurston. Proceed along Mount Road and at the next roundabout take the first exit into Bradbrook Close. Turn right into Blackbird Drive and follow the road round to the right. Bear left and continue round to the right, where the property is located towards the end, on the right.

ENTRANCE HALL : Approached via an outer canopy with UPVC part glazed front door. Wood laminate floor, stairs to first floor, telephone point, radiator.

CLOAKROOM : White suite comprising, wc, pedestal wash basin, tiled splashbacks, chrome vertical radiator/towel rail, consumer unit, UPVC frosted window to side.

LOUNGE : 5.38m (17'8") max into bay x 3.17m (10'5") The focal point being a fireplace surround and hearth, with inset electric fire, TV point, telephone point, radiator, UPVC bay window to front.

KITCHEN/DINING ROOM : 5.28m (17'4") x 3.56m (11'8") + door recess Extensive range of base and wall mounted units, work surfaces, tiled splashbacks, inset 11/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset gas hob with cooker hood over, built-in electric double oven/grill, plumbing for washing machine, plumbing for dishwasher, pan drawers, understairs storage cupboard with vent for tumble dryer, wood laminate floor, kickspace heater, radiator, UPVC window to rear, UPVC glazed double doors to rear garden.

FIRST FLOOR PART-GALLERIED LANDING : Built-in airing cupboard housing wall mounted gas combination boiler, loft access, radiator.

BEDROOM 1 : 3.86m (12'8") max x 3.05m (10'0") Built-in triple wardrobes, TV point, telephone point, radiator, UPVC window to rear.

EN-SUITE : 2.11m (6'11") x 1.37m (4'6") White suite comprising tiled double shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, shaver point, extractor fan, radiator, UPVC frosted window to rear.

BEDROOM 2 : 4.88m (16'0") x 2.69m (8'10") TV aerial, radiator, UPVC window to front.

BEDROOM 3 : 2.95m (9'8") x 2.51m (8'3") + door recess TV aerial, radiator, UPVC window to front.

BEDROOM 4 : 3.15m (10'4") max x 2.24m (7'4") inc bulkhead TV aerial, radiator, UPVC window to front.

BATHROOM : 2.16m (7'1") x 1.88m (6'2") White suite comprising panelled bath with mixer shower attachment with fixed and flexi-hose shower heads and glazed screen, wc, pedestal wash basin with mixer tap, tiled splashbacks, shaver point, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to side.

OUTSIDE : To the front the property overlooks a deep area of established trees, which effectively helps to screen the properties beyond. The front garden is enclosed by hedging, being laid mainly to lawn with slate chipping borders and paved pathway to the front door. A block paved driveway provides vehicular standing for two cars and this leads to an 'under-arch' **CARPORT**, with space for another car and an

external power point. There is currently a large metal storage shed in the Carport, but this could be removed, to allow the extra parking space. A gate provides pedestrian access to the rear garden. This affords a surprising degree of privacy, being enclosed by fencing and brick wall and laid principally to lawn with pebble borders and raised decking area with handrails and turned bannisters. There is a paved patio area and further paved seating area, a **TIMBER SHED** and an outside water tap.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

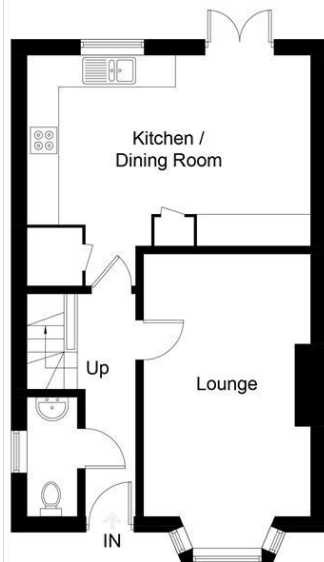






36 Blackbird Drive, Bury Street Edmunds, IP32 7GQ.

Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



36, Blackbird Drive, BURY ST. EDMUNDS, IP32 7GQ

Dwelling type: Semi-detached house

Date of assessment: 10 May 2019

Date of certificate: 10 May 2019

Reference number: 8909-1306-2429-7597-0513

Type of assessment: RdSAP, existing dwelling

Total floor area: 104 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

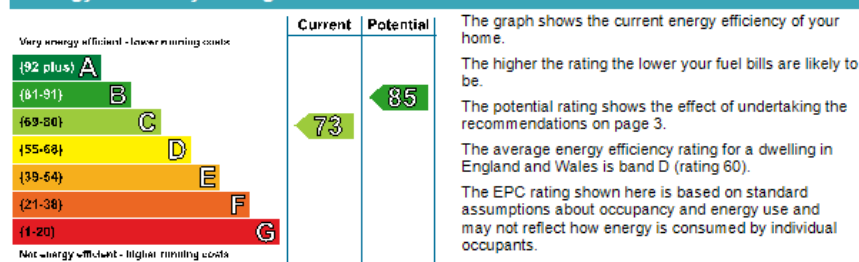
Estimated energy costs of dwelling for 3 years:	£ 2,142
Over 3 years you could save	£ 228

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 225 over 3 years	
Heating	£ 1,446 over 3 years	£ 1,464 over 3 years	
Hot Water	£ 330 over 3 years	£ 225 over 3 years	
Totals	£ 2,142	£ 1,914	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£50	£ 123
2 Solar water heating	£4,000 - £6,000	£ 108
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 951

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.