



Rock Estates



Blackbird Drive

Bury St. Edmunds, IP32 7GQ

Offers in excess of £280,000



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Located on the sought after Moreton Hall estate, we are pleased to present this 3 bed mid-terrace house on Blackbird Drive offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a bright hallway with doors accessing all rooms, including a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. There is a fitted kitchen with breakfast bar and downstairs cloakroom. With three well-proportioned bedrooms, and family bathroom, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

One of the standout features of this home is the garage and one off road parking space available, a rare find in such a sought-after area. This added convenience makes daily life that much easier, especially for those with busy schedules.

The location is particularly advantageous, as it is situated close to schools and local amenities, making it an excellent choice for families. The nearby facilities cater to all your shopping and recreational needs, ensuring that everything you require is just a stone's throw away.

Entrance Hallway

Stairs to the first floor, doors to;

Kitchen

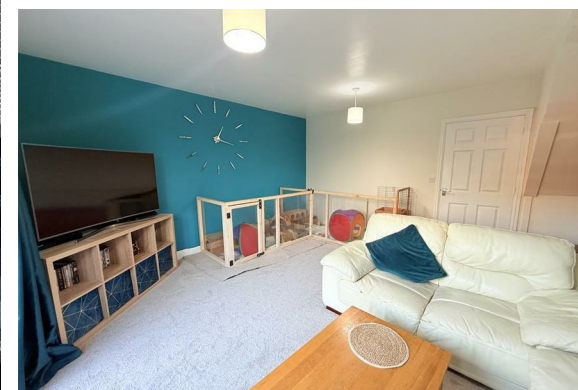
8'6 x 10'7 (2.59m x 3.23m)

Double glazed window to front. Wall and base level units with work surfaces over. Breakfast bar area. Inset one and half bowl sink and drainer unit with mixer tap over. Space for oven, dishwasher and washing machine. Radiator.

Living Room

15'8 x 14'8 (4.78m x 4.47m)

Double glazed patio doors and window to rear. TV point. Radiator.





Cloakroom

Double glazed window to front. Low level WC. Pedestal basin with mixer tap over. Radiator.

Landing

Access to the airing cupboard. Doors to;

Bedroom One

8'6 x 12'4 (2.59m x 3.76m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Two

8'3 x 10'7 (2.51m x 3.23m)

Double glazed window to front. Radiator. Built in wardrobes.

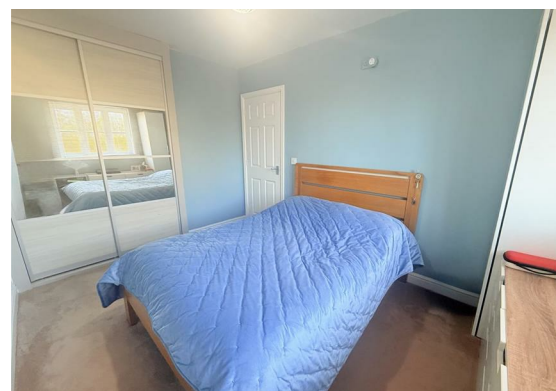
Bedroom Three

6'10 x 9'1 (2.08m x 2.77m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. White suite comprising low level wc, pedestal basin with mixer tap over, bath with shower over. Extractor.



Outside

Rear Garden

This attractive rear garden offers a lovely balance of lawn, mature shrubs, and a practical patio area ideal for outdoor dining or relaxing in the warmer months. The space provides a peaceful setting with plenty of scope for planting or personal touches. A convenient door gives direct access to the garage, adding to the overall practicality of the home.

Garage And Driveway

A single garage with up and over door, power and light, a door accessing the rear garden. One parking space in front.



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

