

**DRAFT DETAILS**  
**9 COBB CLOSE**  
**BURY ST. EDMUNDS**  
**IP32 7LG**

OPEN HOUSE (C & T) present: A S-P-A-C-I-O-U-S well presented, linked terraced house, in select cul-de-sac, on popular Moreton Hall development, on E side of town. Hall, Cloakroom, Lounge/Dining Room, Study/Dining Room, Kitchen/Breakfast, 3 Generous Bedrooms, Bathroom, W-Facing Rear Garden, Cart-Lodge & Parking, **VIEW ASAP.**



2167

**Price Guide £340,000**

**\*\* STAMP DUTY HOLIDAY UNTIL 31/03/21 \*\***

HALL, CLOAKROOM, SITTING ROOM/DINING ROOM, STUDY/DINING ROOM, KITCHEN/BREAKFAST ROOM, 3 GENEROUS BEDROOMS, LARGE BATHROOM, WEST-FACING REAR GARDEN, CART-LODGE CARPORT & PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, FEATURES EXPOSED WOOD FLOORING, **2.84m (9'4")** CEILING HEIGHT & SASH WINDOWS, WELL PRESENTED, SELECT CUL-DE-SAC DEVELOPMENT, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**

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**DIRECTIONS :** From the town centre 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 take the first turning right into Tassel Road. Follow the road round to the left and turn left into Cobb Close, where the property is located after a short distance, on the left.

**DESCRIPTION :** Built, we understand in 2005, this spacious house is quite deceptive from an external viewing and features an attractive 'Dutch Gable' facade, with mellow brickwork and sash windows to the front aspect. The first floor is particularly deceptive, as it is larger than the ground floor, extending above the archway. Part of the upstairs accommodation boasts a very generous 2.84m (9'4"), ceiling height, and this coupled with the sash windows, affords a light and airy atmosphere. Cobb close is a sought-after development of select houses and apartments, within the popular Moreton Hall area of town. We would recommend viewing at the earliest opportunity, to fully appreciate all this home has to offer.

**ENTRANCE HALL :** Approached via an outer canopy with UPVC part glazed front door. Exposed wood flooring, telephone point, downlights, radiator.

**CLOAKROOM :** White suite comprising, wc with concealed cistern, pedestal wash basin, tiled splashbacks, tiled floor, meter cupboard, consumer unit, downlights, radiator, UPVC frosted window to front.

**SITTING ROOM/DINING ROOM : 6.55m (21'6") x 3.58m (11'9")** Stairs to first floor, understairs storage cupboard, TV point, radiator, UPVC glazed double doors and side panels to rear garden.

**DINING ROOM/STUDY : 2.77m (9'1") x 2.29m (7'6")** Exposed wood flooring, TV point, telephone point, radiator, UPVC glazed double doors to rear garden.

**KITCHEN/BREAKFAST ROOM : 3.58m (11'9") x 3.25m (10'8")** Extensive range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap with drinking water facility, inset Neff gas hob with stainless steel cooker canopy over, built-in Neff electric double oven/grill, integrated fridge, integrated freezer, integrated washing machine, integrated Neff dishwasher, breakfast bar, concealed lighting, cupboard housing wall mounted gas combination boiler, water softener and filter, tiled floor, kickspace heater, downlights, radiator, UPVC sash window to front.

**FIRST FLOOR LANDING :** A generous area with **2.84m (9'4")** ceiling height. Access to part-boarded loft space with ladder and light, downlights, radiator.

**BEDROOM 1 : 4.52m (14'10") x 3.58m (11'9")** A spacious twin-aspect room with **2.84m (9'4")** ceiling height. Built-in double wardrobe, built-in storage cupboard, exposed wood flooring, TV point, telephone point, radiator, UPVC windows to side and rear.

**BEDROOM 2 : 3.58m (11'9") x 3.38m (11'1")** A spacious room with **2.84m (9'4")** ceiling height. Exposed wood flooring, TV point, telephone point, radiator, UPVC sash window to front.

**BEDROOM 3 : 3.35m (11'0") x 2.39m (7'10")** Exposed wood flooring, two built-in double wardrobes, radiator, UPVC sash window to front.

**BATHROOM : 3.33m (10'11") x 1.57m (5'2") + recess** A generous room with white suite comprising panelled bath with mixer tap, shower controls with fixed shower head and glazed screen, wc with concealed cistern, half-pedestal wash basin, fully tiled walls, shaverlight, downlights, extractor fan, radiator, UPVC frosted sash window to rear.

**OUTSIDE :** To the front the property has planted herbaceous borders, with a path to the front door. The rear garden enjoys a **WESTERLY ASPECT** and is enclosed by fencing, being laid to lawn with a generous paved patio area, herbaceous borders, **TIMBER SHED** with power connected, outside water tap and a gate providing pedestrian rear access. Adjacent to the property there is an archway, which gives access to a '**CART-LODGE**' style brick **CAR-PORT**, with block paved parking space for one car in front.

NOTE: We understand that there is an annual service charge, covering maintenance of the grounds, and associated costs, for the Cobb Close development. This is £343.40, for the period 01/04/2020 - 31/03/2021, and is currently paid by monthly instalments of £28.62.

**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.

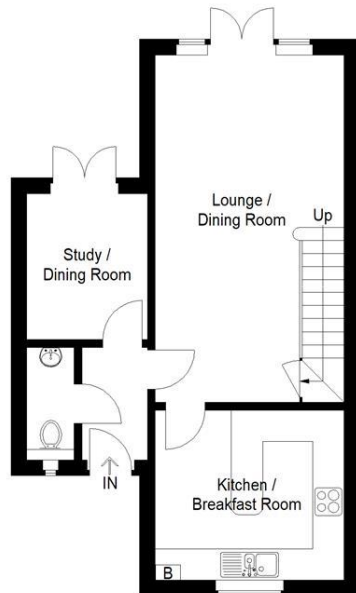




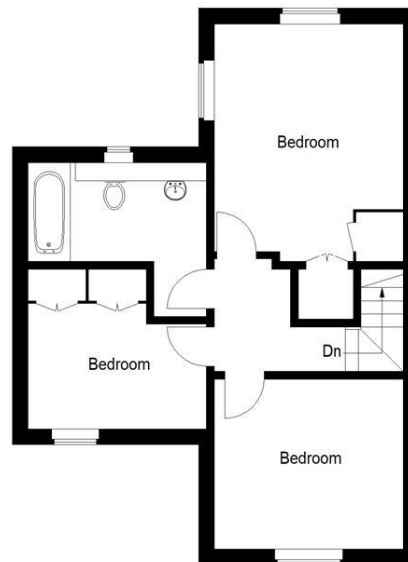


9 Cobb Close, Bury Street, Edmunds, IP32 7LG

Approximate Gross Internal Area  
103.7 sq m / 1116 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 (EPC)

9 COBB CLOSE BURY ST EDMUNDS IP32 7LG		Energy rating <b>C</b>
Valid until 10 January 2031	Certificate number 9591-3003-7209-1829-0200	

## Property type

Mid-terrace house

## Total floor area

99 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** 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.

**General Data Protection Regulations (GDPR)** 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.