



6 Great Hall Drive, Bury St. Edmunds

Bury St. Edmunds



Minors & Brady

6 Great Hall Drive

Bury St. Edmunds

This beautifully presented three-storey family home offers spacious and versatile accommodation in a sought-after modern development on the edge of Bury St Edmunds. Enjoying attractive field views to the front, the property combines contemporary styling with practical family living, featuring three generous double bedrooms, a dedicated study, extensive parking and a long garage.

The flexible layout also provides the option for the first floor reception space to be utilised as a fourth bedroom if required, making this an excellent choice for growing families, professionals working from home or those seeking adaptable accommodation.



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- Immaculately presented three storey family home overlooking open field views to the front
- Spacious ground floor open plan lounge, dining and kitchen space, ideal for modern family living and entertaining
- High specification fitted kitchen featuring quartz worktops and a comprehensive range of integrated appliances
- Three generous double bedrooms, all well proportioned, with potential to create a fourth bedroom if required
- Principal bedroom benefitting from fitted wardrobes and access to a stylish en suite shower room
- Versatile ground floor study, perfect for home working, or hobbies
- Beautifully maintained throughout with a turnkey finish, allowing buyers to move straight in and enjoy
- Private enclosed rear garden with patio and lawn, providing an attractive space for outdoor dining and relaxation
- Extensive driveway parking complemented by a long garage, offering excellent vehicle storage and practicality for family life

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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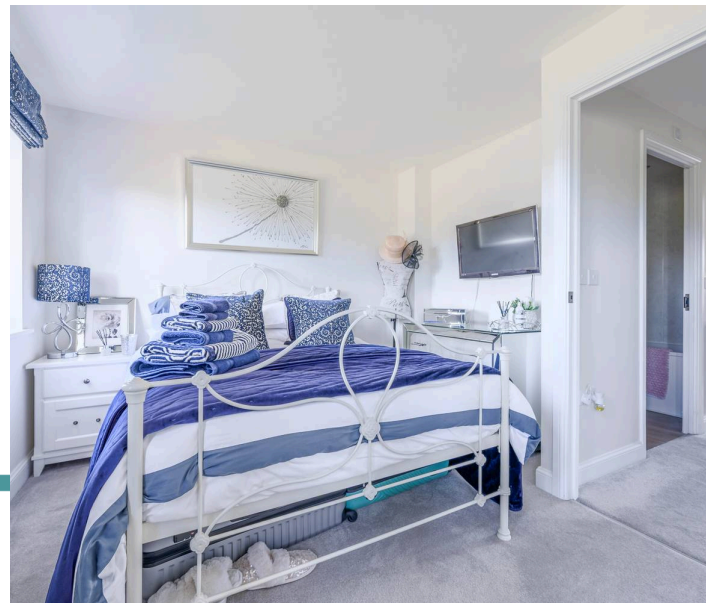
Location

Located on the popular Moreton Hall development on the eastern side of Bury St Edmunds, Great Hall Drive enjoys a convenient position close to a wide range of everyday amenities. The area offers supermarkets, shops, cafés, healthcare facilities, and well-regarded schools, along with leisure and recreational amenities. Moreton Hall also benefits from its own local centre, providing many essential services within easy reach.

Bury St Edmunds town centre is just a short distance away and offers an excellent selection of independent retailers, restaurants, cultural attractions, and historic landmarks. The town's railway station provides services to Cambridge, Ipswich, and London, while the nearby A14 offers straightforward road links across Suffolk and beyond, making the area well connected for both work and leisure.

Great Hall Drive

Stepping inside, the welcoming entrance hall immediately showcases the high standard of presentation found throughout the home. Positioned off the hallway is a dedicated study, ideal for home working, alongside a convenient cloakroom and useful storage. Beyond, the property opens into a superb open plan kitchen, dining and living space that forms the true heart of the home.



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Designed with modern living in mind, this bright and sociable area provides ample space for both everyday family life and entertaining. The high specification kitchen is fitted with quartz worktops, a comprehensive range of integrated appliances and generous storage, whilst French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor offers further flexibility, with a spacious reception room that can be utilised as an additional sitting room, family room or potential fourth bedroom depending on individual requirements. Also located on this level is a generous double bedroom and a stylish family bathroom, creating a versatile arrangement that could suit guests, older children or multi-generational living.

Occupying the top floor are two further double bedrooms, both offering comfortable proportions and excellent natural light. The principal bedroom benefits from fitted wardrobes and a contemporary en suite shower room, while the remaining bedroom is served by a modern shower room positioned off the landing.



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Outside, the property continues to impress. The enclosed rear garden has been thoughtfully designed to provide a pleasant outdoor space with a lawn and patio area, ideal for dining, entertaining or enjoying warmer months. To the front and side, a substantial driveway provides generous off-road parking and leads to a long garage, offering excellent storage and practicality.

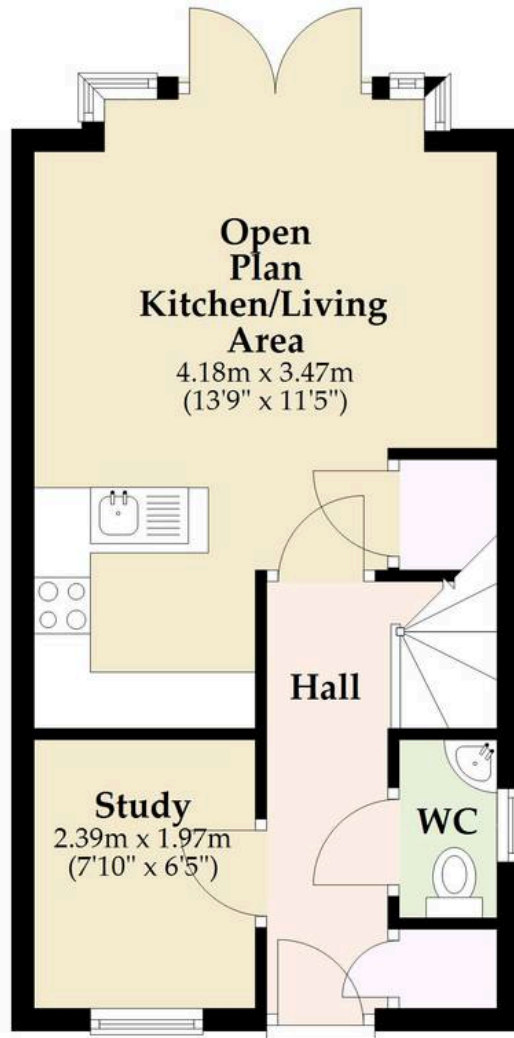
Combining flexible living space, high quality finishes, field views and a highly convenient location close to Bury St Edmunds' wide range of amenities, schools and transport links, this is a superb modern home ready to be enjoyed from day one.



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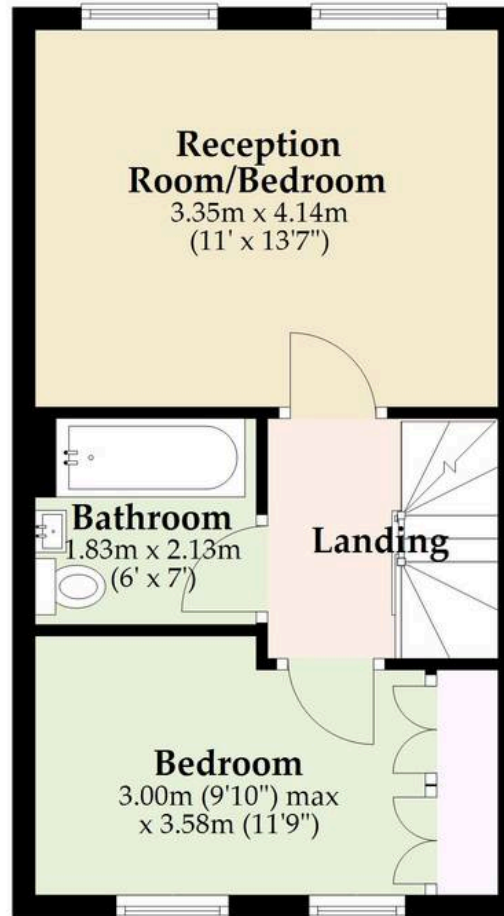
Ground Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



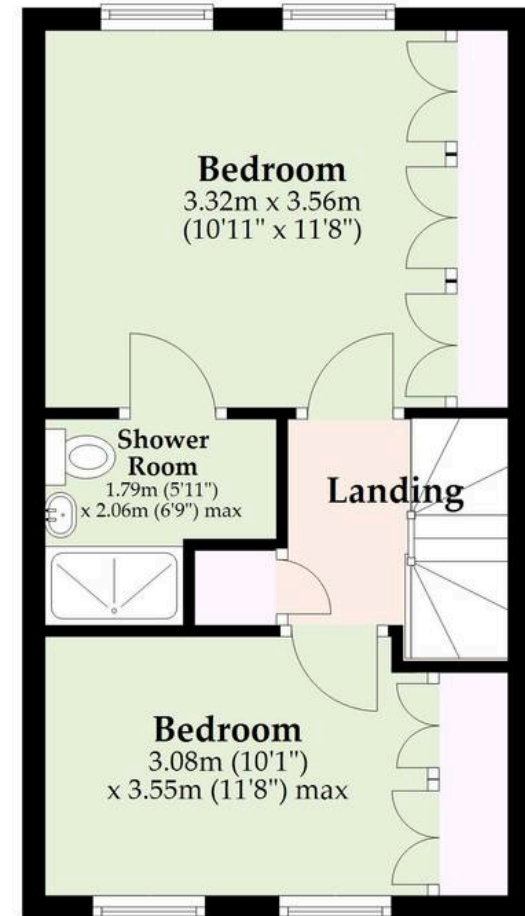
First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Second Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.3 sq. feet)

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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.

Plan produced using PlanUp.

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Minors & Brady
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