

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

27 Bury Park Drive,
Bury St. Edmunds, Suffolk, IP33 2DA

Guide Price
£400,000

Stunning family home in a popular and well served location.

IMMACULATE INSIDE AND OUT - This beautifully presented detached house has been significantly improved by the present vendors and is offered for sale in first-class condition throughout.

The house, which occupies an established and sought-after location, has been extended to the rear with the addition of a conservatory and to the side with the conversion of the former garage.

In our opinion, the property would be perfect for a growing family or indeed anyone looking for a superb home in a great location.

- Extended modern detached house
- Gas central heating with new boiler
- uPVC sealed unit glazing and fascias
- Hall, cloakroom, study, sitting room
- Dining room, conservatory, fitted kitchen
- 4 Double bedrooms, family bathroom
- Extensive parking, enclosed rear gardens



The house occupies a very pleasant setting within an established residential area. There are a number of local amenities nearby including the beautiful Nowton Park. The town centre is around 2 miles away and can be easily reached by regular bus route, car, foot or cycle-way.

From the moment you step inside this lovely house, you will appreciate that it has been extremely well looked after. The accommodation, which benefits from gas fired central heating and uPVC sealed unit glazing has a modern feel, whilst still being warm and welcoming.

On the ground floor: A spacious entrance hall gives access to the cloakroom, sitting room and a good sized study. The sitting room is a lovely bright room with a living flame feature fireplace and an archway opening into the separate dining room. The dining room is large enough for a good-sized table and has patio doors leading into the conservatory. The kitchen includes ample cupboards, worktop surfaces and appliance space. There is a breakfast bar, a useful understair storage cupboard and a further door to the outside.

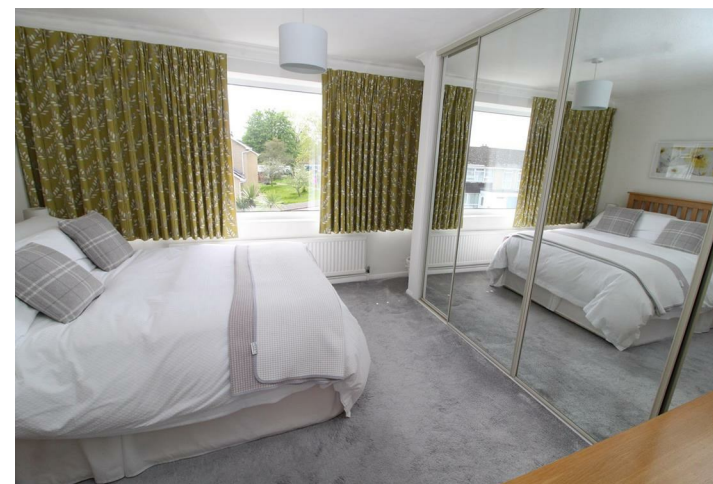
On the first floor: A spacious landing area leads to the stylish family bathroom and all 4 bedrooms. Each bedroom is large enough to be used as a double bedroom and has either fitted or built-in wardrobe.

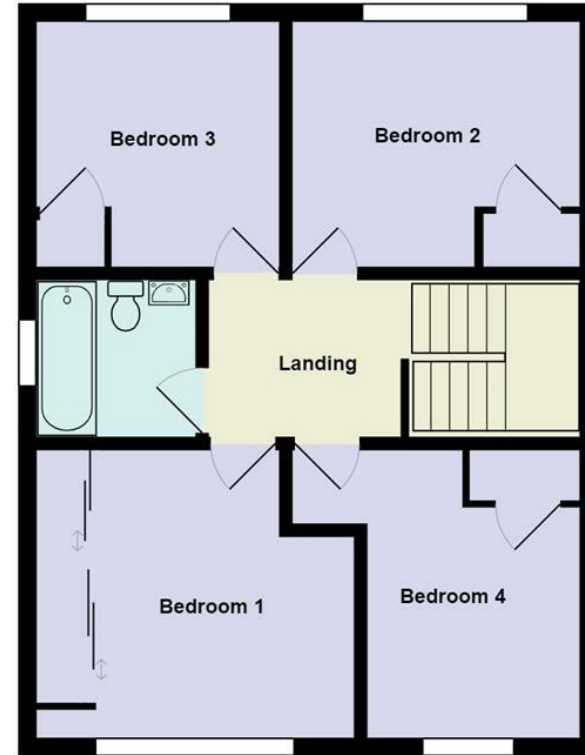
Outside

The gardens to the front of the house are planted with a variety of shrubs and include a large block paved driveway providing ample parking. A side pathway leads to the enclosed rear gardens which are laid mainly to lawn with wide flower and shrub borders and a sheltered patio terrace, providing the perfect space to relax.

Council Tax - Band D

Energy Performance Rating - C





FIRST FLOOR

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526