Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

Liberty House School Close, Norton,
Bury St. Edmunds, IP31 3LZ

Guide Price
£600,000

A substantial 4 bedroom detached family house, close to all village amenities. Accommodation of approx. 2174 sq ft / 202 sq m

Norton is a very popular village with a range of amenities including a thriving Public House/Restaurant, Garage with a mini-market, an active community centre with sports facilities and a playgroup.

There is also a highly regarded Primary School (at the end of the road) and village Church. Ideally positioned with a very short walk to school for any little ones!

Norton is located approximately 11 miles east of the thriving market town of Bury St. Edmunds and around 8 miles north west of Stowmarket, where there is a mainline rail link to London Liverpool Street.

- Substantial 4 Bedroom detached home
- Close to all village amenities
- 3 Spacious reception rooms
- Fitted kitchen and large utility room
- 4 Generous double bedrooms
- Family bathroom, ensuite, cloakroom
- Double garage, ample parking
- Large private front and rear gardens

If you have been looking for an attractive home large enough for all the family, this impressive village house is bound to be of interest. On the ground floor:

The porch leads into a spacious reception hall. There is an impressive timber staircase and an arch through to a cloakroom. All spacious reception rooms lead off. The study, perfect for anyone wanting a large home office or games room, has glazed bi-folding doors open up into the main sitting room.

The good sized sitting room has a feature fireplace and patio doors opening to the garden.
The kitchen/breakfast room is well equipped and attractively fitted with oven and hob, and integrated fridge / freezer and dishwasher space.

An arch opens into the central dining room, a superb room, with plenty of space to entertain with patio doors to the terrace outside.

The utility room is a real bonus and has direct access via a side door to the driveway, ample units, central heating boiler (oil fired) and is ideal for use as a boot-room.

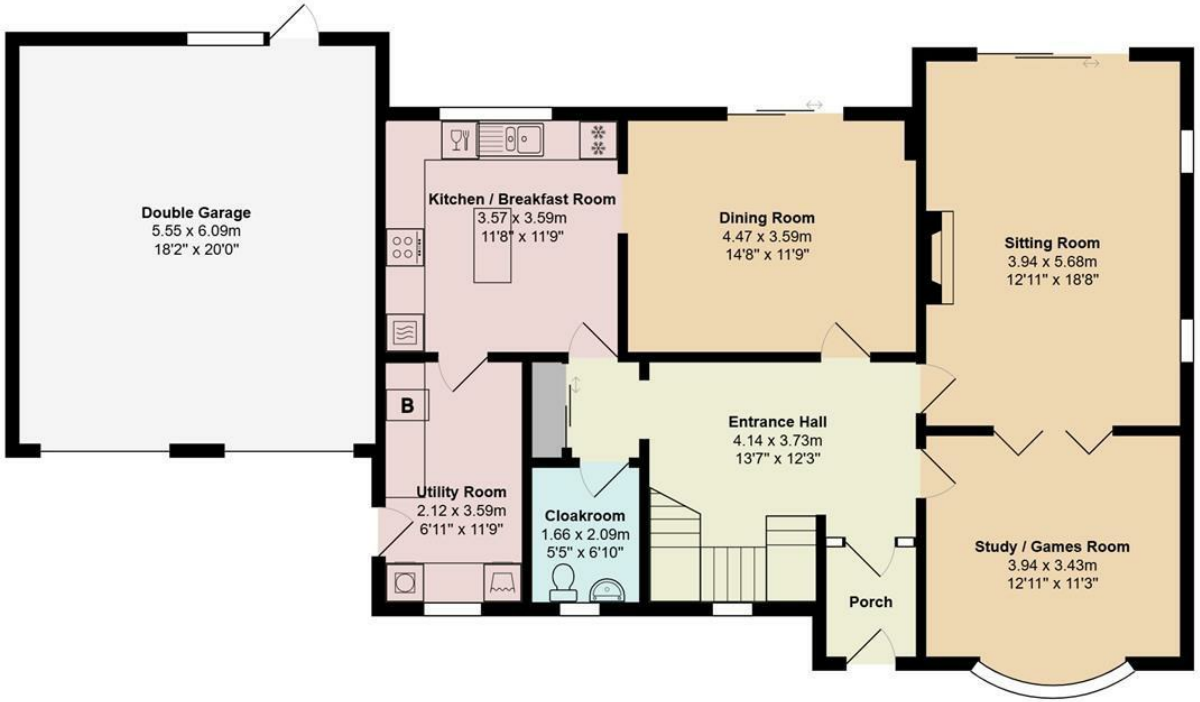
On the first floor: A light and bright galleried landing provides access to all 4 large double bedrooms and the family bathroom. The main bedroom has fitted wardrobes and en-suite bathroom. Sloping ceilings add character to the generous first floor rooms.

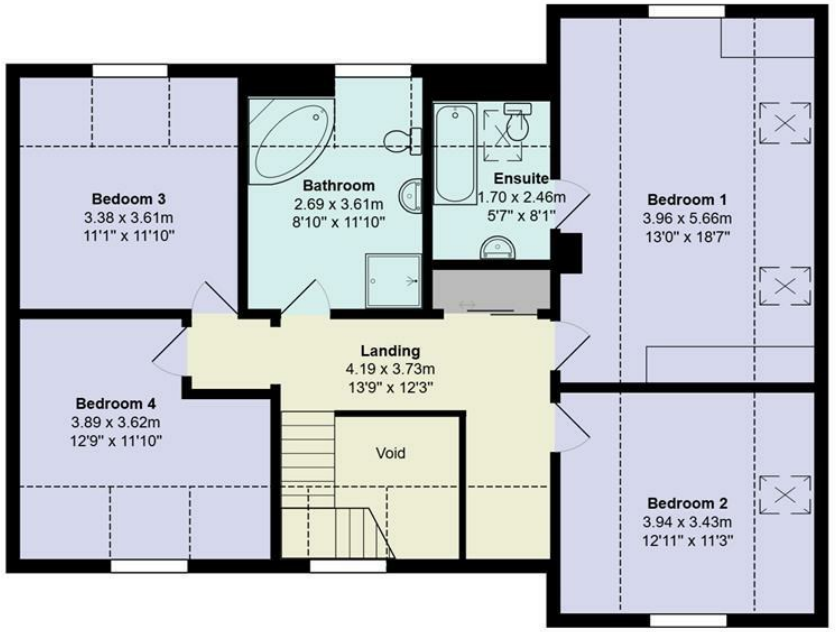
Outside
The property is set back well from the road and is screened by mature hedging. A large gravel driveway sweeps round to the front of the property providing parking for a number of cars. The double garage has light and power connected and door to the rear garden.

The rear gardens enjoy an excellent degree of privacy and immediately behind the house is a large paved terrace area. Well screened by fencing and planted with a variety of mature shrubs and hedging, and a central lawn, the gardens provide the perfect place to relax, play and entertain.

Tenure - Freehold
EPC - Current 63 D / Potential 73 C
Council Tax Band F - Mid Suffolk
what3words///trailers.defender.query

Utilities - Mains Electricity, Water,
Ofcom - Broadband Superfast available
Mobile coverage - All likely, outdoors





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