Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Store Cottage, Up Street, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AA

If you have been looking for a village-based family home, with flexible accommodation, this spacious semi-detached house might be ideal.

Sold with the benefit of having NO UPWARD CHAIN. This well presented property occupies a pleasant setting within the centre of the pretty Suffolk village of Bardwell.

- Pleasant village setting, NO UPWARD CHAIN
- Sitting room with fire place, cloak room
- Good sized kitchen/diner, separate study
- 4 bedrooms, family bathroom, further shower
- Gas central heating, good sized rear garden

Guide Price £315,000

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

01284 755526

Up Street, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AA

General Information

Store Cottage is located in the pretty Suffolk village of Bardwell, which has a post office, two public houses, a primary school and a fine church. The property is located approximately 1½ miles from the well-served villages of Ixworth and Stanton, which both offer further schooling and a good selection of local shops. The historic market town of Bury St Edmunds is located only 10 miles from the property, which offers a wider range of shopping, leisure and cultural facilities as well as access to the A14, providing links to Cambridge, Ipswich and London/Stansted Airport via the A11/M11.

The property is somewhat larger than you might expect and as can be seen from the floor plan, the house offers versatile accommodation, making it ideal for a growing family looking for flexible living space.

The sitting room is a pleasant, light room, with 2 windows and an open fireplace. The kitchen/diner provides plenty of space to entertain the family and has a stable style door to the side and french doors open onto the patio/rear garden. For those working from home, there is the all-important study and the entrance hall has a built-in storage cupboard and cloakroom. On the first floor, there are 4 bedrooms, a family bathroom and a further separate shower.

Presented in good decorative order, the property benefits from gas fired central heating, with the boiler having been replaced in 2019. As previously stated, the house is being sold with the benefit of having NO UPWARD CHAIN, therefore early viewing is highly recommended.

Outside
The enclosed rear gardens are of a good size, having been landscaped for ease of maintenance and feature 2 patio areas with the remainder being laid to grass. There is on-street parking available to the front of the property.

Directions
Leave Bury St. Edmunds on the A143 toward Diss. Continue through Great Barton and on to Ixworth. At the roundabout take the 3rd exit and continue to the next roundabout, take the first exit onto the A1088 and then the next right onto Bardwell Road. Continue to Bardwell and onto Low Street, bear right onto Quaker Lane and then bear left onto Up Street. The property can be found on the right as marked by our for sale board.

Hall

Cloakroom

Study 7'2 x 9'6 max (2.18m x 2.90m max)

Reception Hall 12'7 x 7'4 (3.84m x 2.24m)

Sitting Room 13'3 x 11'10 (4.04m x 3.61m)

Kitchen/Dining Room 16'4 x 11'4 (4.98m x 3.45m)

Landing

Bedroom 1 13'1 x 12'2 (3.99m x 3.71m)

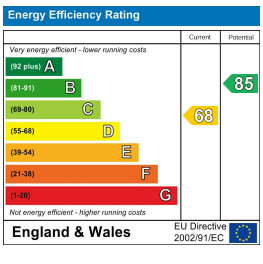
Bedroom 2 10'5 x 9'10 (3.18m x 3.00m)

Bedroom 3 11'4 x 8'1 (3.45m x 2.46m)

Bedroom 4 7'0 x 6'11 (2.13m x 2.11m)

Bathroom

Garden



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 fitting. 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 web site, please contact our offices immediately.

Kitchen/Diner
Study
Inner Reception Hall
Hall
Sitting Room

Bedroom 3
Bedroom 4
Bedroom 2
Bedroom 1

Up Street, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AA