Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

Rosery The Street, Norton,
Bury St. Edmunds, IP31 3NA

Guide Price
£500,000

Are you looking for an individual spacious family home, generous gardens and farmland views? Look no further this is sure to tick all your boxes.

MORE THAN MEETS THE EYE! - This superbly presented and EXTENDED detached chalet style family home is a great deal larger than you might think from the outside and provides an excellent range of well appointed accommodation.

Located in a popular Suffolk village, the property occupies a pleasant non-estate location and is set in generous, beautifully landscaped grounds with open farmland views to the rear.
With the benefit of extensive parking and the addition of a recently constructed home office/studio, built in the style of a barn, this property is a must to view.

- Attractively presented detached chalet style home
- Large Lounge/dining room, sitting room, study/play area
- Kitchen/breakfast room, separate utility, cloak room
- Master bedroom, ensuite, 2 further double bedrooms
- uPVC sealed unit double glazing, oil fired central heating
- Generous plot, glorious gardens, extensive parking
- Smart, barn styled home office/studio

Rosery enjoys a pleasant village setting with lovely open views to the rear. 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 and Church.

The village 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.

As previously mentioned, this extended property is somewhat larger than you might expect - as can be seen from the floor plan. The house offers versatile accommodation, making it ideal for anyone looking for flexible living space. The well-proportioned rooms offer good natural light and the house is presented in excellent decorative order throughout.

Heating is provided by an oil-fired central heating system and there is the benefit of uPVC-sealed unit glazing

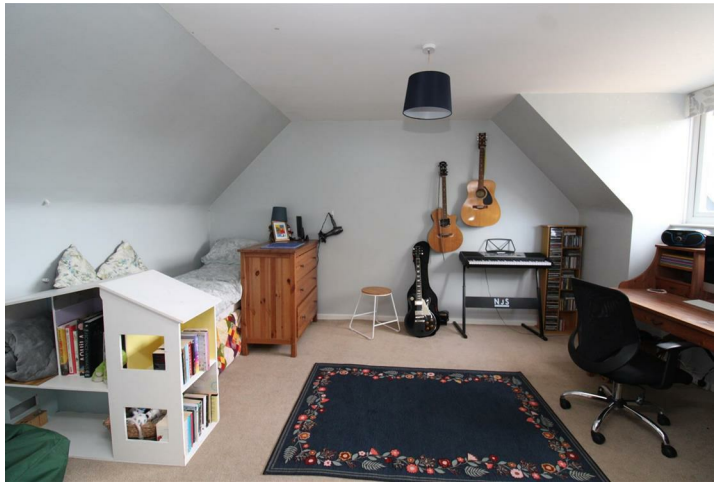
On the ground floor: The large dual-aspect lounge/dining room has a feature fireplace with an inset wood burner and patio doors opening onto the rear gardens. There is a useful study/play area situated between the lounge/dining room and a further sitting room, with French patio doors opening onto the rear patio. The well-fitted kitchen/breakfast room and an adjoining utility room are both generous in size.

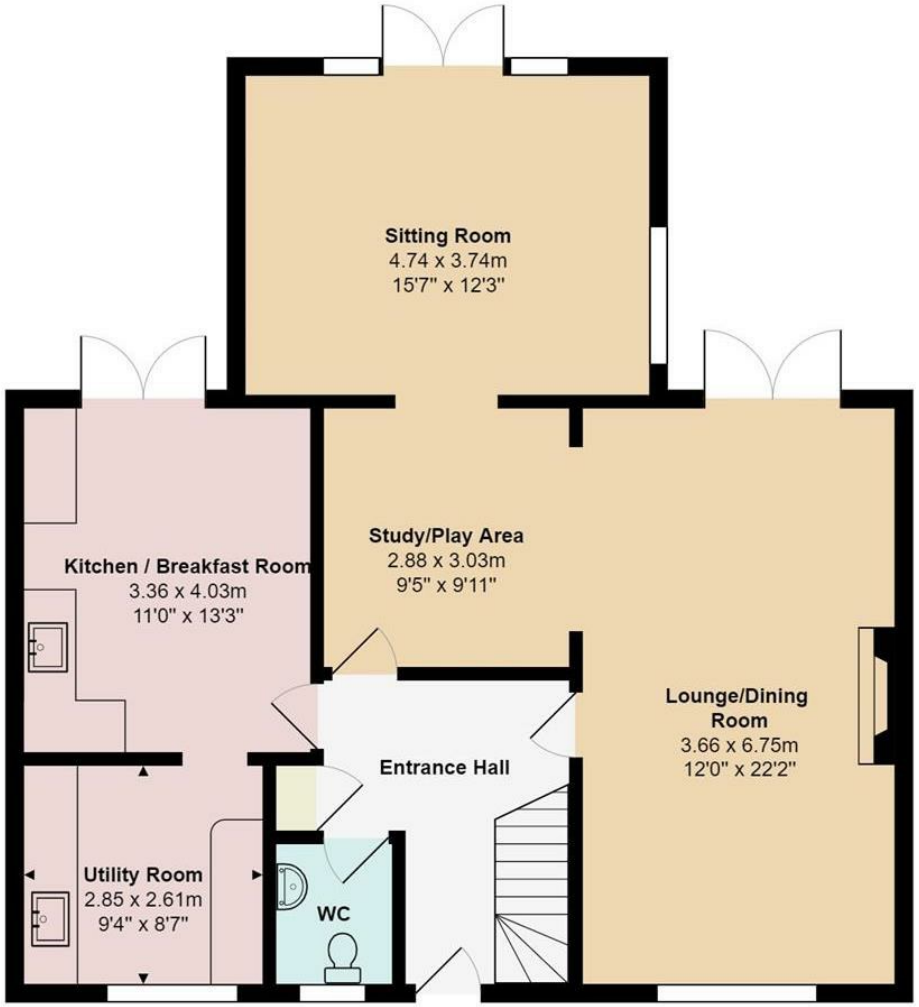
On the first floor: The landing area leads to the family bathroom and bedrooms. The master bedroom with ensuite also features built-in wardrobes and both bedrooms 2 and 3 are generous doubles in size.

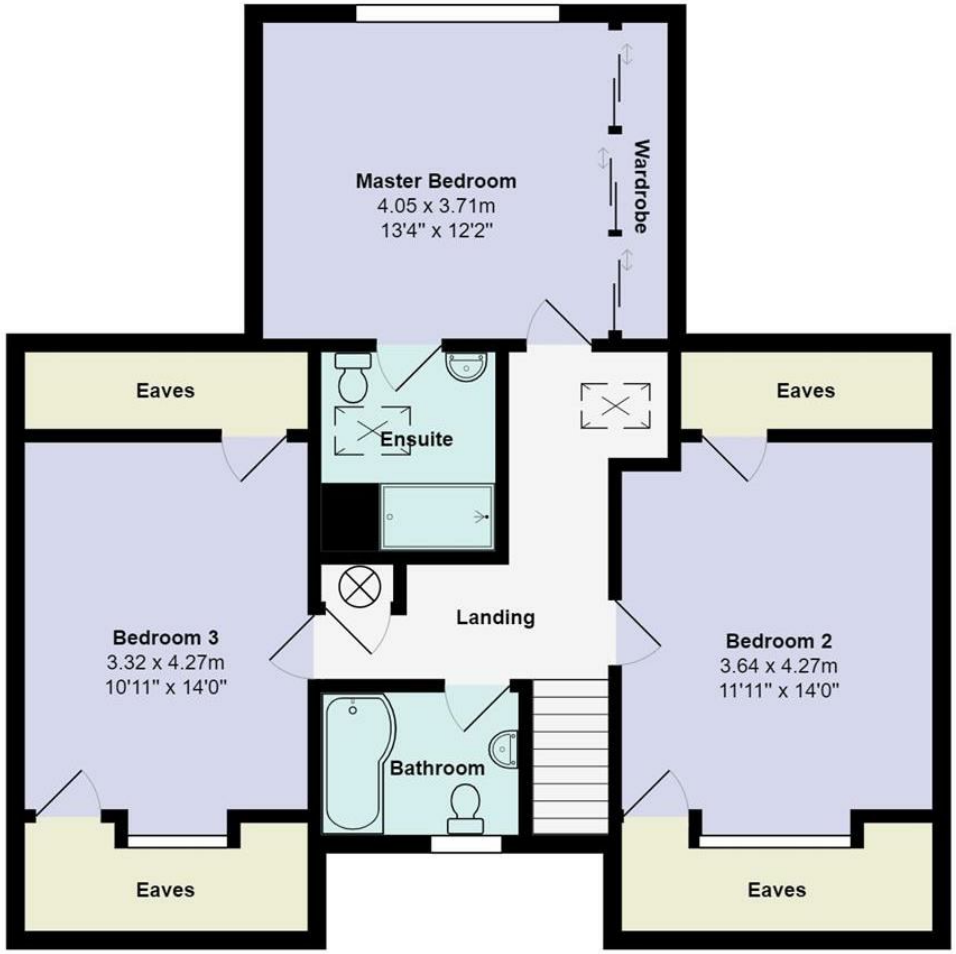
Outside
The property is set back from the road, with a good sized gravel drive providing parking and turning for several cars. The recently constructed home office/studio features sealed unit double glazed windows and patio doors that open onto a lovely shaded timber veranda.

The rear gardens are a superb feature of the property and are of a very generous size. Laid extensively to lawn and planted with an impressive variety of specimen shrubs and trees, the gardens include a greenhouse, raised vegetable plots and an ornamental pond. There is a large patio terrace and a further side patio area providing the perfect space for family and friends to relax and entertain.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE - D
COUNCIL - Mid Suffolk
SERVICES - Mains water , electricity and oil fired heating
BROADBAND - Ofcom states Supoerfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///mornings.proposes.yesterday







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