

THE
**Mortimer
& Gausden**
PARTNERSHIP



4 Fordhams Close, Stanton,
Bury St. Edmunds, IP31 2EE

THE
Mortimer & Gausden
PARTNERSHIP
Guide Price
£325,000

Well Positioned Detached Bungalow In Village Setting

Welcome to Fordhams Close, a well-presented, three-bedroom detached bungalow occupying a pleasant cul de sac position, just off the village centre. Stanton offers an delightful range of amenities including Primary School, Church, Co-Op, Post Office, Take-away, Bakery, Public House, Petrol Station, Community Centre and Doctors Surgery.

The historic market town of Bury St. Edmunds is around 10 miles to the south, where you will find superb educational, recreational and shopping facilities. Diss is around 13 miles to the north, with a mainline rail link to London Liverpool Street, meaning the property is well positioned for a choice of lifestyles from both a leisure and professional prospective.

Offering a generous plot, the property is deceptively spacious and one we would thoroughly encourage an in person viewing for.

The bungalow is being sold with the benefit of having no onward chain and is served by gas-fired central heating, uPVC sealed unit windows and a conservatory.



- Detached Bungalow In Superb Setting
- Ample Driveway Parking
- Three Double Bedrooms
- Bathroom & Shower Room
- Sociable Kitchen-Diner
- Private Rear Garden With Mature Shrubbery
- Sizeable Lounge Overlooking The Front
- No Onward Chain



Upon arrival, you are greeted by the mostly laid to lawn front garden, with a large block paved driveway leading to the single garage, complete with electric up-and-over door.

In brief, the property comprises: entry to the large living room, overlooking the front of the property whilst bathed in natural light, before leading to the internal hallway that lays access to the rest of the property.

Bedroom one is a large double room and supports mirror-fronted, fitted wardrobes. Both bedroom two and three are well proportioned, with bedroom two overlooking the rear garden.

Due to clever reconfiguration, and moving the boiler into the loft, the bungalow now benefits from both a bathroom and shower room. The bathroom supports, wc, basin, bath with shower over and heated towel rail, whilst the shower room offers a wc, basin, shower cubicle and heated towel rail.

The rear of the property supports an open-plan kitchen-diner, creating a wonderful heart to the home. Ample low and eye-level storage can be found as well as undercounter space for the fridge and freezer. A handy utility cupboard supplies space and plumbing facilities for a washing machine, tumble dryer and dishwasher, allowing the space to be maximised to its full potential.

A charming, triple aspect sunroom trails the dining room, to enjoy views of the garden.

Outside:

The mostly laid to lawn rear garden is decorated with mature shrubbery ensuring it remains manageable, whilst a small pond and shingled area to the rear provide division and shape.

Gated access can be found leading to the front of the property.

Agent Notes:

EPC - D

Council Tax - C

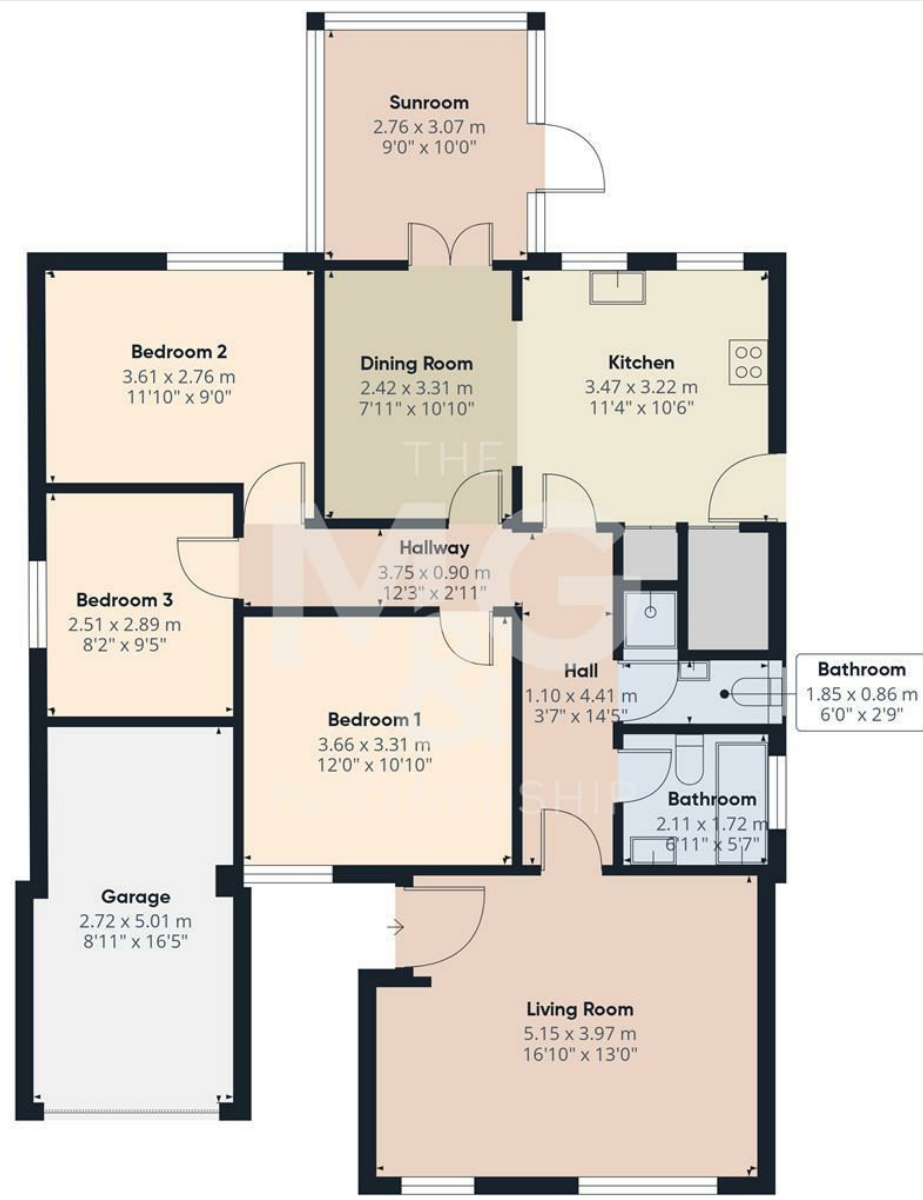
All mains services connected

What3Words: ///lump.safari.crouching

Ofcom States - Ultrafast Broadband available.

Ofcom States - All mobile providers 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.
The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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

01284 755526