

THE
**Mortimer
& Gausden**
PARTNERSHIP

19 Emsworth Close,
Bury St. Edmunds, IP32 7LT

Offers In Excess Of
£375,000

Four Bedroom Detached, Family Home In Quiet Residential Setting

Occupying a desirable position on The Bartons, part of the sought-after Moreton Hall development, this well-maintained, modern detached home offers comfortable, well-planned accommodation and is an ideal family home.

Furthermore, with the thriving town centre placed within 1.5 miles, you have walkable access to a choice of mainstream and independent amenities, alongside educational, leisure and health facilities.

Features such as uPVC double glazing throughout, newly installed cloakroom, upgraded en-suite and storage in each bedroom, add to the practicality of the home.

Upon arrival, you are greeted by a low maintenance front garden, perfect for adding potted colour, with the driveway leading to the garage, complete with power.

- Well Presented Throughout
- Quiet Residential Location
- Superb Family Home
- Cloakroom, Family Bathroom & En-Suite
- Fitted Storage In All Four Bedrooms
- Sunroom Overlooking Private Rear Garden
- Driveway & Single Garage
- NO ONWARD CHAIN!



Ground Floor:

Upon entry, you are greeted by the entrance hall, with access to the staircase, under stairs storage, cloakroom and lounge. The cloakroom is fitted with wc and basin.

The sizeable lounge overlooks the front of the property, with decorative fireplace making for a charming focal point. The archway leads into the dining room, which joins both the kitchen and large sunroom, allowing plenty of natural light to flood into the property.

The kitchen is well-appointed with a choice of low and eye-level storage, with plumbing facilities for both a washing machine and dishwasher. A secondary door provides access into the sunroom.

Overlooking the mostly laid to lawn rear garden, the large sunroom is complete with power and heating, making for a superb space all year round. This is where you will also find the water softener.

First Floor:

Upstairs, the landing holds access to all four bedrooms and airing cupboard. Bedroom one is a large double room, complete with fitted storage and contemporary en-suite, which supports a wc, basin, shower cubicle and storage.

Bedrooms two and three are substantially proportioned, double rooms, both supporting fitted storage.

Bedroom four, albeit the smallest, is a comfortable single bedroom, but currently utilised as an office with fitted storage, whilst overlooking the rear garden.

The family bathroom completes the interior of this wonderful family home, and is fitted with wc, basin and shower over bath.

Outside:

The mostly laid to lawn, private rear garden perfectly compliments the property, with patio space leading from the sunroom, storage for summer furniture and gated access leading to the front of the property.

The single integrated garage is complete with power and houses the boiler.

Agent Notes:

EPC Rating - C

Council Tax - D (West Suffolk)

All mains services connected

Wah3Words: [///materials.pulps.shippers](http://materials.pulps.shippers)

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





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.

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