THE
Mortimer
& Gausden
PARTNERSHIP

27 The Croft, Bardwell,
Bury St. Edmunds, IP31 1AN

Offers In Excess Of
£270,000

This modern semi-detached chalet-style home is located in the picturesque village of Bardwell.

Occupying a pleasant cul-de-sac setting, this modern semi-detached chalet-style property sits within the heart of the much admired village of Bardwell, a community well known for its strong village spirit and appealing rural surroundings.

The property offers well-balanced accommodation, including a generous sitting room, a separate dining room and a fitted kitchen, with three bedrooms and a bathroom on the first floor, making it ideal for a range of buyers.

Bardwell offers a range of amenities, with the neighbouring village of Ixworth providing even more facilities. The thriving market town of Bury St. Edmunds is around 9 miles away.

- Well presented semi detached chalet
- Occupying a popular village setting
- Hall, cloakroom, fitted kitchen
- Spacious living room, dining room
- 3 Bedrooms , shower room
- Gas central heating - Newly fitted boiler
- Ample parking , enclosed gardens
- uPVC glazing

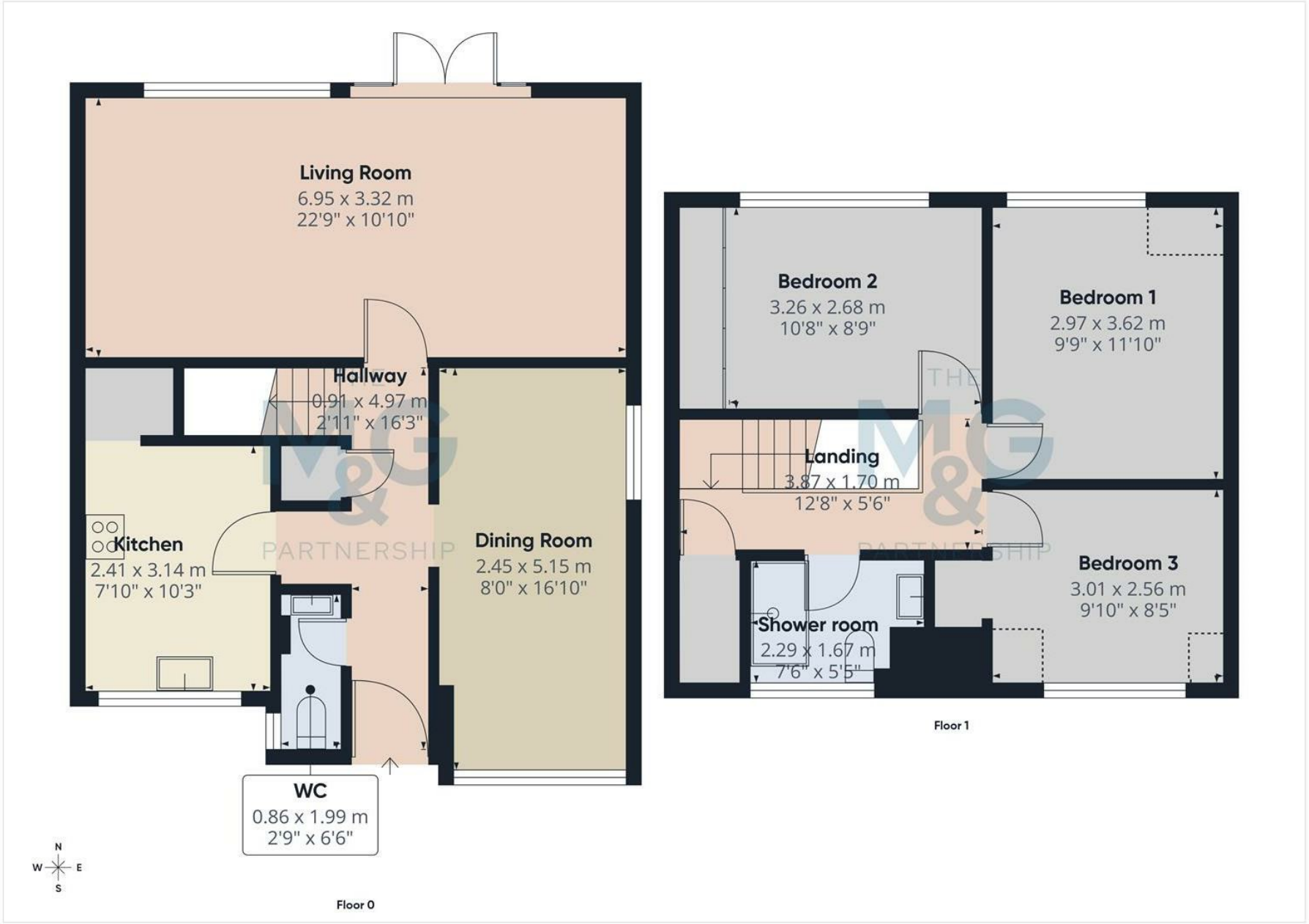
The property benefits from gas-fired central heating and uPVC sealed unit glazing and, in more detail, comprises:

Ground Floor
An entrance hall provides access to a cloakroom. The sitting room is of a very good size and includes a fireplace feature and patio doors leading out into the garden. There is a separate dining room, created from the conversion of the former garage, which provides valuable additional reception space or could be used as a 4th bedroom. The fitted kitchen includes a range of units with worktop surfaces and space for appliances, together with a larger understair cupboard/pantry.

First Floor
The landing leads to 3 well-proportioned bedrooms and a shower room.

Outside
The gardens to the front of the property are enclosed by fencing and hedging, and include space for parking 2 cars. A side access leads to the rear gardens, which enjoy a good degree of privacy and seclusion, providing a pleasant space to relax or entertain. Hard landscaped for ease of maintenance, the gardens include a raised decking area, patio and garden shed.

what3words ///disbelief.snoozing.section
Council Tax Band - C
Council - West Suffolk Council
EPC rated Current - TBC
Ofcom - coverage - Superfast broadband
Mobile coverage - all providers likely, outdoors
All mains services are connected



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