Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 22 Hickling Drive, Bury St. Edmunds, Suffolk, IP33 2PU

TICKING ALL THE BOXES! - This beautifully presented semi-detached home is located in an established and sought area, close to Nowton Park, Hardwick Heath and the West Suffolk hospital.

Having been extended, the ground floor is somewhat larger than you might expect and in our opinion, the house would be perfect for a young family or indeed any couple looking for comfortable living space.

- Occupying a popular and extremely well served location
- Much improved semi-detached house, gas central heating
- Hall, lounge/dining room, conservatory, stylish fitted kitchen
- Utility room, shower room, 3 bedrooms, family bathroom
- Upvc sealed unit double glazed windows, solar panels
- Generous off road parking, garage, attractive gardens

## Offers In Excess Of £300,000

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# 22 Hickling Drive, Bury St. Edmunds, Suffolk, IP33 2PU

## General Information

The property is located close to a wide range of local amenities, including shops, schools and the West Suffolk hospital. For those that enjoy outside pursuits Nowton Country Park and Hardwick Heath are both nearby. The town centre which is around 1.5 miles away offers a complete range of educational, recreational and shopping amenities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11).

As previously mentioned, this spacious semi-detached house is beautifully presented, having been well maintained by our vendors and features a smart modern shower room, bathroom and a stylish fitted kitchen.

The ground floor offers excellent living space and in brief comprises: Entrance hall, good sized lounge/dining room, conservatory, kitchen with an extensive range of units, worktop surfaces, integrated dishwasher, oven, grill and hob. A utility room is set off the kitchen and there is a useful cloak/shower room.

On the first floor: The landing area gives access to all 3 bedrooms and the smart family bathroom. Bedrooms 1 and 2 are good sized double rooms with bedroom 3 being single.

The property benefits from gas fired central heating, Upvc sealed unit double glazed windows and Upvc fascias and soffits. With ever-rising electric bills, there is also the benefit of solar panels.

This is, in our opinion, an ideal home for those families and couples wishing to move in and just put their furniture down.

Outside
Having been landscaped for ease of maintenance, the front garden provides generous driveway parking for several vehicles. The single garage has power and light connected and an electrically operated roller door. The fence enclosed rear gardens have been attractively laid out with lawn and patio areas interspersed with mature shrubs and flowers. There is the benefit of a timber shed and a greenhouse.

Directions
From the town centre proceed along Westgate Street crossing over the roundabout with Parkway into Out Westgate. At the traffic lights turn left into Vinery Road. Continue past the Hospital and Hardwick Heath turning right just before the parade of shops into Home Farm Lane. Continue into Mayfield Road then turn right into Hickling Drive. The property will be seen on the right.

**Porch 6'7 x 4'0 (2.01m x 1.22m)**

**Reception Hall**

**Lounge/Dining Room 21'8 x 12'9 max overall (6.60m x 3.89m max overall)**

**Conservatory 9'0 x 8'10 (2.74m x 2.69m)**

**Kitchen 11'6 x 8'8 (3.51m x 2.64m)**

**Utility Room 13'1 x 4'7 (3.99m x 1.40m)**

**Shower Room 8'9 x 4'5 (2.67m x 1.35m)**

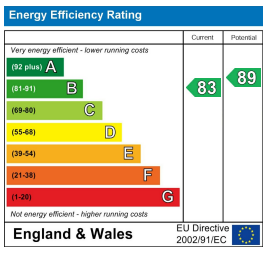
**First Floor Landing**

**Bedroom 1 11'1" x 9'10" plus door recess (3.40m x 3.00m plus door recess)**

**Bedroom 2 10'3 x 10'1 plus door recess (3.12m x 3.07m plus door recess)**

**Bedroom 3 8'8 x 7'4 max overall (2.64m x 2.24m max overall)**

**Bathroom 8'9 x 5'6 (2.67m x 1.68m)**




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.

Conservatory
Kitchen
Utility Room
Lounge / Dining Room
Hall
Shower Room
Porch
Bedroom 2
Bathroom
Landing
B
Bedroom 2
Bedroom 3