Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

1 Post Office House Brockley Road, Whepstead,
Bury St. Edmunds, Suffolk, IP29 4SP

Guide Price
£359,500

A STUNNING HOME, IN A LOVELY VILLAGE SETTING

IMMACULATE INSIDE AND OUT

From the moment you step inside this lovely house, you will appreciate that it has been extremely well looked after. The accommodation, which benefits from uPVC sealed unit glazing, has a bright contemporary feel, whilst still being warm and very welcoming.

During our vendor's ownership, the property has been rewired and the heating system has been updated with the inclusion of a new oil-fired central heating boiler. A water softener has also been fitted.

The house occupies an established and sought-after village setting and is, in our opinion, perfect for anyone looking to just move in and put their furniture down.

Whepstead is a small, but very picturesque village, located around 4 miles south west of Bury St. Edmunds. There is a popular public house/restaurant in the village together with a community centre and church.

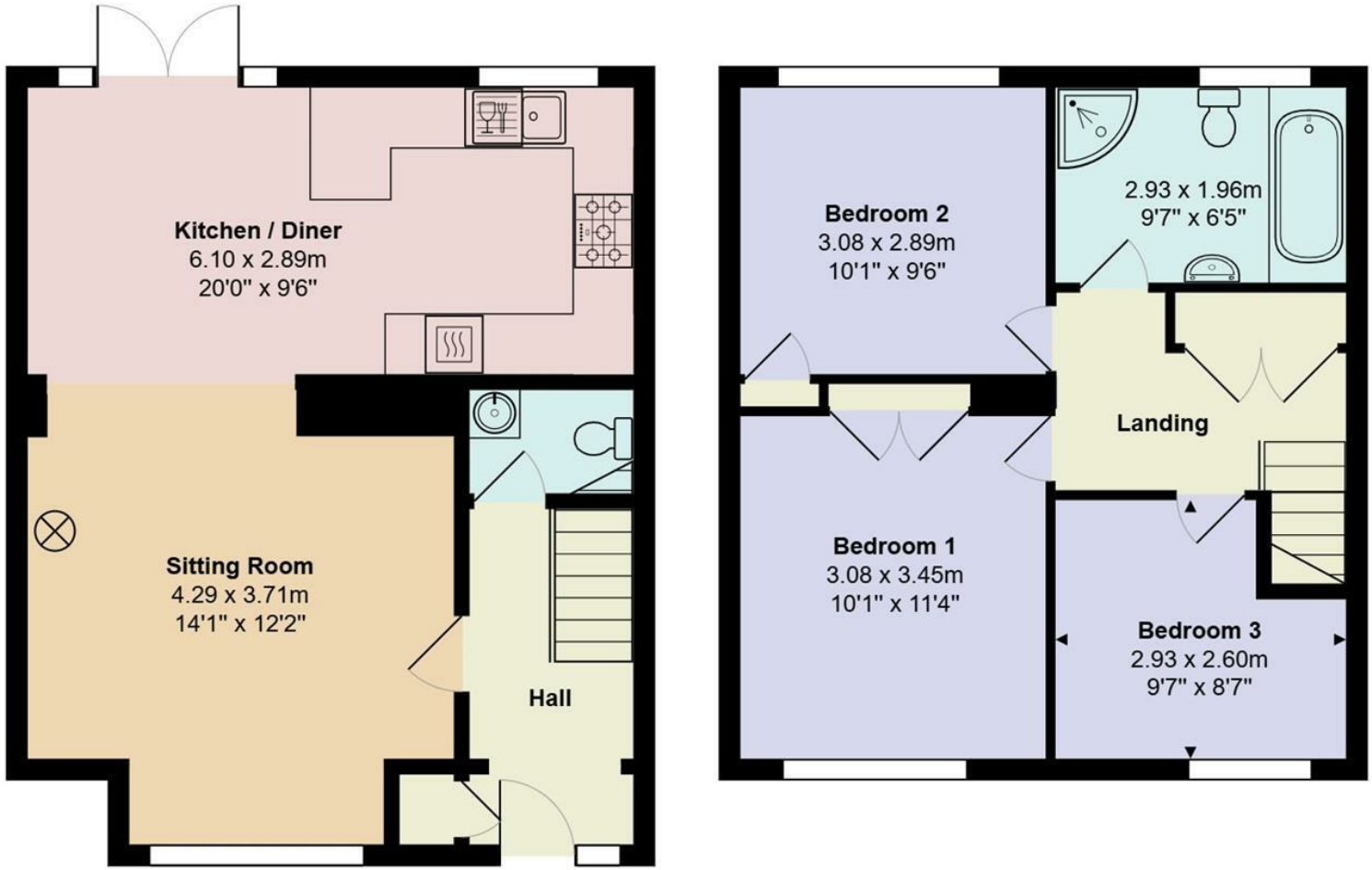
- Beautifully presented semi-detached home
- Updated electrics and central heating
- Lovely open plan ground floor layout
- Stylish refitted kitchen, smart bathroom
- 3 good sized bedrooms
- Off road parking for several vehicles
- Attractive gardens with summer house

On the ground floor: An entrance hall, with a storage cupboard, gives access to the cloakroom and sitting room. The sitting room is a lovely bright room which opens into the kitchen/diner and features an attractive free-standing wood-burning stove. The smart refitted kitchen includes ample cupboards, worktop surfaces and appliance space. There is a breakfast bar and glazed french doors lead out to the sizable patio.

On the first floor: The landing area features 2 light tunnels and leads to the smart bathroom and all 3 bedrooms. Each bedroom is large enough to be used as a double bedroom and bedroom 1 has a built-in wardrobe.

Outside
A large block paved driveway provides ample parking for several vehicles and there is gated access to the rear garden. The enclosed split-level rear gardens have been attractively landscaped and are mainly laid to lawn with flower and shrub borders and a large patio terrace, providing the perfect space to relax. A timber summer house, with power connected, is situated at the rear of the garden and there is also a timber shed.

Council Tax: Band C
Energy Performance Rating: D (with a replacement boiler since installed)
Local Council: West Suffolk
Services: All main services connected
Broadband: Superfast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)
Location (What3Words)
///nipped.notch.listings



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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526