THE
Mortimer
& Gausden
PARTNERSHIP

20 Longacre Gardens,
Bury St. Edmunds, IP33 2DX

Offers In Excess Of
£450,000

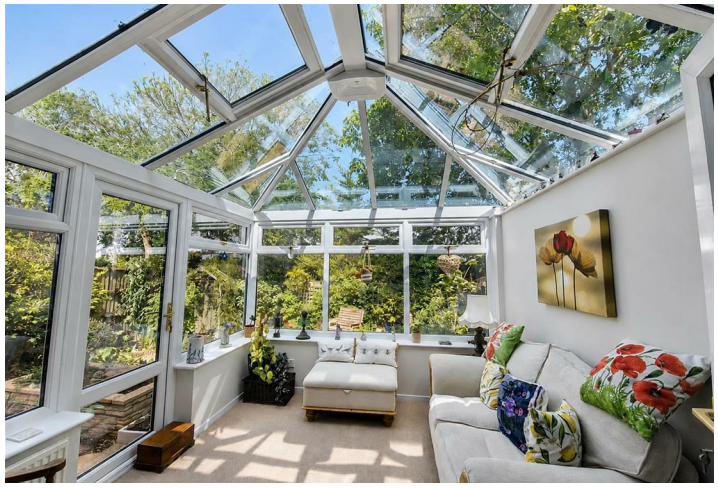
Immaculately presented link detached family home occupying a pleasant cul-de-sac position in a highly sought after setting

Occupying a pleasant cul-de-sac position in one of the town's most popular residential areas, this much-loved home is beautifully presented throughout and enjoys a superb location close to a parade of shops, the West Suffolk Hospital and open countryside. The town centre of Bury St Edmunds is around a mile and a half away, making this an exceptionally convenient yet peaceful place to live.

The property has been thoughtfully improved and very well maintained by the present vendors, creating a home that is ready to move straight into. Benefitting from gas-fired central heating and uPVC sealed unit glazing, the house is somewhat larger than the front elevation might suggest.

With generous parking, a garage and private, easy-to-maintain gardens, this is a superb all-round home that will appeal to families and those seeking quality, comfort and an excellent location.

- Attractively presented and much loved family home
- Occupying a popular and well-served location
- Porch, hall, shower room, spacious sitting room
- Separate dining room, large conservatory
- Fitted kitchen, breakfast area, utility
- Full bedrooms, family bathroom
- Gas central heating, uPVC sealed unit glazing.
- Single garage, extensive parking, enclosed gardens
- Early viewing highly recommended



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

Ground Floor
An entrance porch leads into the main hallway, which includes a cloakroom. The sitting room is a good size and features a fireplace and a bow window to the front. An opening leads through to the dining room, which in turn opens into a large conservatory, providing a wonderful space to enjoy views over the garden and making the whole of the ground floor ideal for entertaining.

The kitchen includes an extensive range of cupboards and worktop surfaces with an integrated oven, hob and hood. There is a spacious breakfast area, with doors to both the outside and a small utility area, which is located to the rear of the garage.

First Floor
A landing gives access to four bedrooms and the family bathroom, making this an ideal layout for family living.

Outside
To the front of the property is an extensive block-paved parking area, enclosed by mature hedging, which provides parking for a number of vehicles and access to the single garage.

The rear gardens enjoy a very good degree of privacy and seclusion and have been hard landscaped for ease of maintenance. Enclosed and well arranged, the gardens provide the perfect space for relaxing and enjoying the peaceful surroundings.

COUNCIL TAX -BAND D
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///audible.stems.swan

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