Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

87 Winthrop Road, Bury St. Edmunds, Suffolk, IP33 3UH

IDEAL FAMILY HOME – There is so much to love about this thoughtfully modernised semi detached house, including a spacious sitting room, with wood burner, a refitted kitchen and 3 good sized bedrooms.

The property backs onto the River Linnet and has private south facing gardens, a garage and extensive parking. There are many local amenities nearby and the house has been competitively priced – making an early viewing essential.

- Attractively presented and much improved semi detached home
- Occupying a superb setting overlooking the River Linnet
- Hall, sitting room with wood burner, fitted kitchen, bathroom
- 3 Good sized bedrooms, gas fired central heating, uPVC glazing
- Enclosed south facing gardens, ample parking, garage
- Early internal inspection highly recommended

Guide Price £299,950

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General Information

The property is located in an established and much sought after location on the popular western side of the town. There are many local amenities close by: including schooling for all ages, a parade of shops, public house/restaurant and regular bus service. The town centre is around a mile away and can be easily reached by road, footpath or cycle way.

As previously mentioned the house has been much improved by the present vendors and now offers well presented accommodation with a bright contemporary feel. Recent improvements have included the replacement of the uPVC glazing and new flooring on the ground floor.

In our opinion, the house would suit a growing family or indeed anyone wanting to live in an established and well served location with lovely riverside views to the rear.

On the ground floor: The entrance hall gives access to the large sitting room, which has a feature fireplace with an inset multifuel burner. There is a modern bathroom and a refitted kitchen/breakfast room

On the first floor are 3 good sized bedrooms. It is worth noting that it is possible to create an en suite facility in this design of property, by taking a little space from the master and 2nd bedroom. The house is served by gas fired central heating and new uPVC sealed unit glazing.

Outside
The gardens to the front of the house have been hard landscaped to provide additional parking. A long block paved driveway to the side of the house provides ample parking and access to the single garage. A side gate leads into the fully enclosed rear gardens which enjoy a sunny aspect and overlook a belt of trees and the River Linnet. There is a raised area of decking, providing the perfect spot to relax in the sunshine with a glass of wine. The gardens are laid mainly to lawn and are fully enclosed by fencing, making them very child-friendly.

Agents Note: We understand planning consent has been granted for the addition of a sunroom at the rear of the house.

COUNCIL TAX - BAND C

Directions
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights turn right into Petticoat Lane, following the road around to the left into Hospital Road. At the sharp bend in the road turn left into Hospital/Abbot Road, taking the next left into Winthrop Road. The property will eventually be seen on the left hand side.

Entrance Hall

Sitting Room 16'0 x 10'11 (4.88m x 3.33m)

Kitchen 10'8 x 8'11 min (3.25m x 2.72m min)

Bathroom 6'6 x 6'1 (1.98m x 1.85m)

First Floor

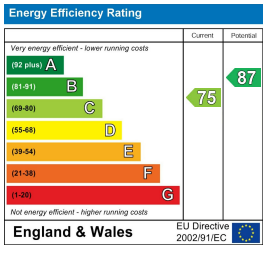
Bedroom 1 16'0 x 10'11 max (4.88m x 3.33m max)

Bedroom 2 14'1 x 9'10 max (4.29m x 3.00m max)

Bedroom 3 7'8 x 7'0 (2.34m x 2.13m)

Garage

Gardens



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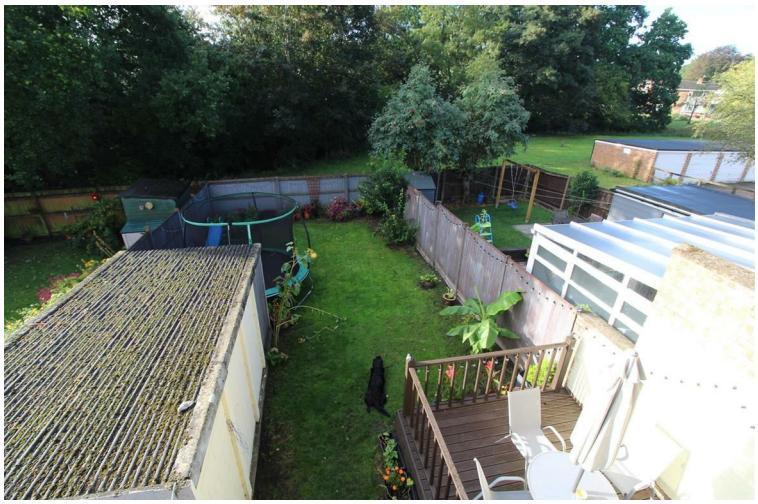
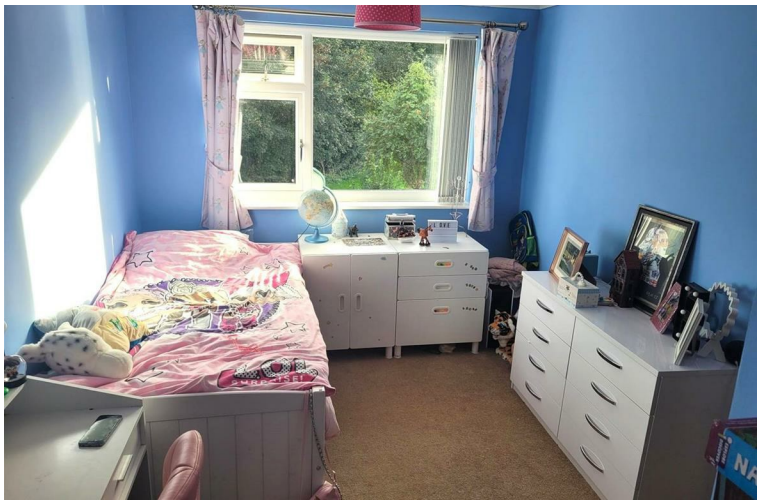
Bathroom
Kitchen
Entrance Hall
Sitting Room
Bedroom 3
Bedroom 2
Landing
A/C
Bedroom 1

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