

THE
**Mortimer
& Gausden**
PARTNERSHIP

3 Springfield Avenue,
Bury St. Edmunds, IP33 3AY

Offers In Excess Of
£280,000

MG
PARTNERSHIP

Exceptional town centre living with superb attention to detail

CHAIN-FREE & MOVE-IN READY This beautifully presented 2/3 bedroom townhouse is ideally located within easy walking distance of all town centre amenities. The property has been completely modernised throughout and offers a stunning range of accommodation with a bright, contemporary feel.

The welcoming entrance hall leads into an elegant sitting room, which in turn opens into a superb open-plan kitchen/dining space perfect for both everyday living and entertaining.

The kitchen is a truly outstanding feature of the home. Flooded with natural light, it boasts an extensive range of fitted cupboards complemented by marble-style work surfaces. A generous peninsula island provides additional workspace and creates a natural focal point, as well as a practical breakfast bar area.

With 3 good-sized bedrooms, a stunning shower room and enclosed rear gardens, this really is a 'must-see home'

- Spacious and much improved townhouse
- Located close to all town centre amenities
- Hall, sitting room, stunning kitchen /diner
- Luxury shower room, 3 good sized bedrooms
- Gas central heating, uPVC sealed unit glazing
- Enclosed gardens, permit parking
- NO ONWARD CHAIN
- Early viewing essential



The property benefits from gas-fired central heating and uPVC double glazing throughout.

In brief, the accommodation comprises an entrance hall leading into a stylish sitting room area featuring wooden flooring and ample space for seating. There is also a useful understairs storage cupboard. The sitting room opens through to an impressive kitchen/dining area, superbly fitted with an extensive range of units, a built-in double oven and hob, a large kitchen island, and generous appliance space. This fantastic area is ideal for entertaining and is further enhanced by French doors opening out onto the garden.

Leading off the kitchen is a beautifully presented, luxury shower room finished to a high standard.

To the first floor are 3 well-proportioned bedrooms. Bedrooms 1 and 2 are very comfortable double rooms, while bedroom 3 (which is accessed via bedroom 2) is perfectly suited for use as a nursery, dressing room or home office.

Externally, the property enjoys enclosed gardens with the added benefit of side pedestrian access. Parking is available via on-road permit parking.

Presented in superb condition throughout, this wonderful home truly deserves an early internal inspection. As the vendors have secured a new property, there is NO ONWARD CHAIN

EPC Rating - c
Council Tax - B (West Suffolk)
All mains services connected
What3Words: ///unity.pacemaker.bedroom
Ofcom states Ultrafast is available
Ofcom states all providers are likely





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

01284 755526