



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

12 Plovers Way,  
Bury St. Edmunds, Suffolk, IP33 2NJ

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Guide Price  
£475,000



## *Lovely family home in a popular and well-served location*

IMPRESSIVE INSIDE AND OUT – This attractive detached family home has been particularly well maintained and thoughtfully improved by the current owners, resulting in a property that is presented to a high standard throughout.

Occupying a sought-after and established position with direct access to the beautiful grounds of Nowton Park, this superb home offers an enviable combination of space, comfort, and convenience. In our opinion, it is perfectly suited to a growing family, whilst also appealing to those seeking a well presented home in one of the more sought-after residential areas of Bury St Edmunds. The town centre lies approximately two miles away and is readily accessible by regular bus services, car, on foot, or by cycle path.

- Well presented modern detached house
- Lovely setting, close to Nowton Park
- Gas central heating, uPVC sealed unit glazing
- Cloakroom, sitting/dining room, stylish kitchen
- 4 bedrooms, ensuite & family bathroom
- Beautiful gardens with access to Nowton Park
- Garage and ample off road parking





From the moment you step inside, it is clear that this beautifully presented home has been particularly well maintained. Benefiting from gas-fired central heating and uPVC double-glazed windows throughout, the accommodation combines modern styling with a welcoming atmosphere.

The entrance hall provides access to the cloakroom, sitting room and dining area. The bright and inviting sitting room features an attractive fireplace and flows seamlessly into the dining area, creating an ideal space for both everyday family life and entertaining. The dining area comfortably accommodates a large table and enjoys direct access to the rear garden. The contemporary kitchen is thoughtfully designed with an extensive range of cupboards, stylish work surfaces, and integrated appliances including a hob, oven, microwave, extractor hood, dishwasher, fridge and freezer. A useful understairs storage cupboard provides additional practicality, while dedicated space is available for both a washing machine and tumble dryer.

A spacious landing leads to the family bathroom and all four bedrooms. Bedroom one benefits from a smart en-suite shower room, while bedrooms two and three feature built-in wardrobes. Bedroom four is currently arranged as a home office, offering flexibility to suit a variety of lifestyle needs.

#### Outside

To the front, the property is set behind a lawned garden with mature shrub planting, while a generous driveway provides ample off-road parking. A side pathway leads to the enclosed rear garden, which has been beautifully landscaped and is predominantly laid to lawn with well-stocked flower and shrub borders. A sheltered patio terrace offers the perfect setting for outdoor dining and relaxation. A timber shed provides useful storage, and one of the property's most appealing features is a private gate giving direct access to the picturesque grounds of Nowton Park, ideal for walkers, runners, families, and anyone who enjoys having acres of parkland quite literally on their doorstep.

#### Agent Notes:

EPC Rating - C

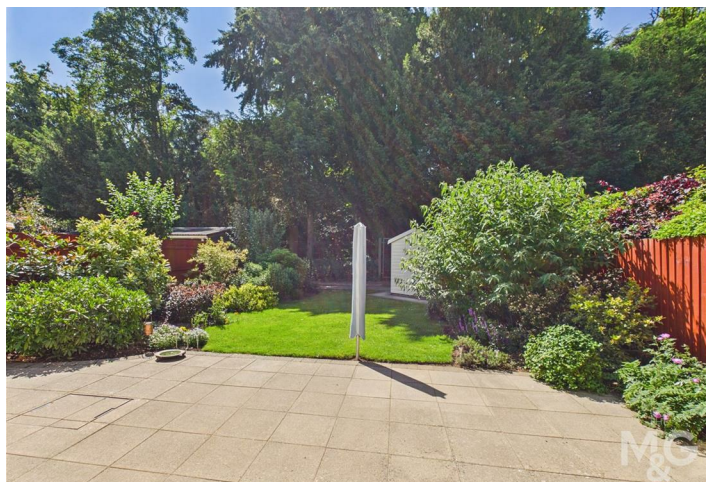
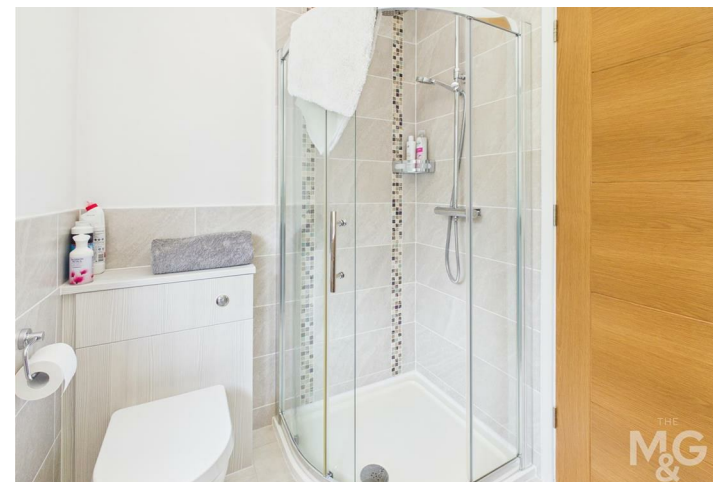
Council Tax Band - C (West Suffolk)

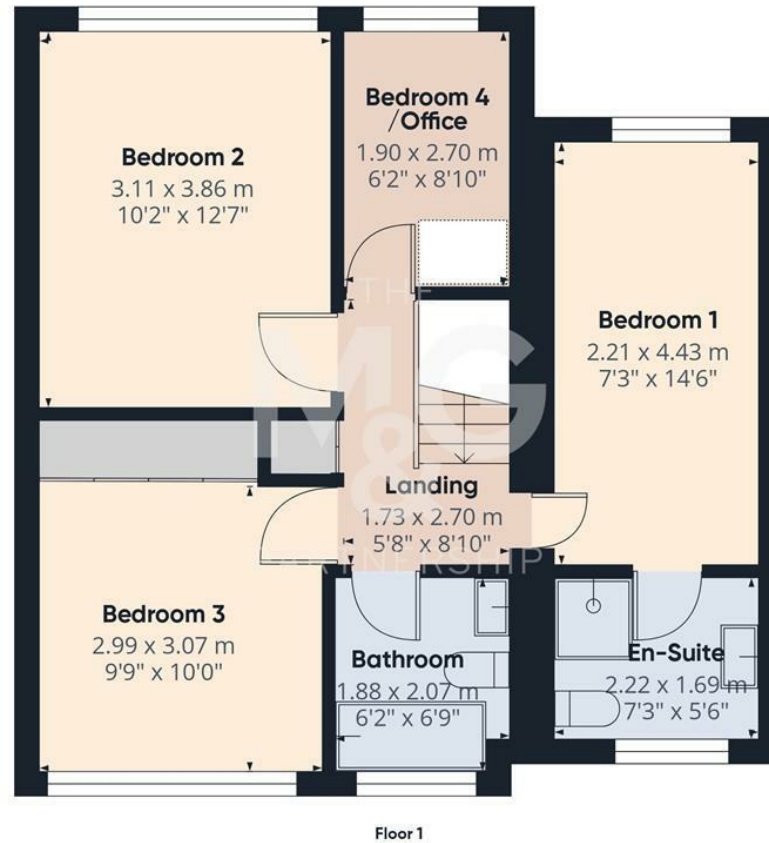
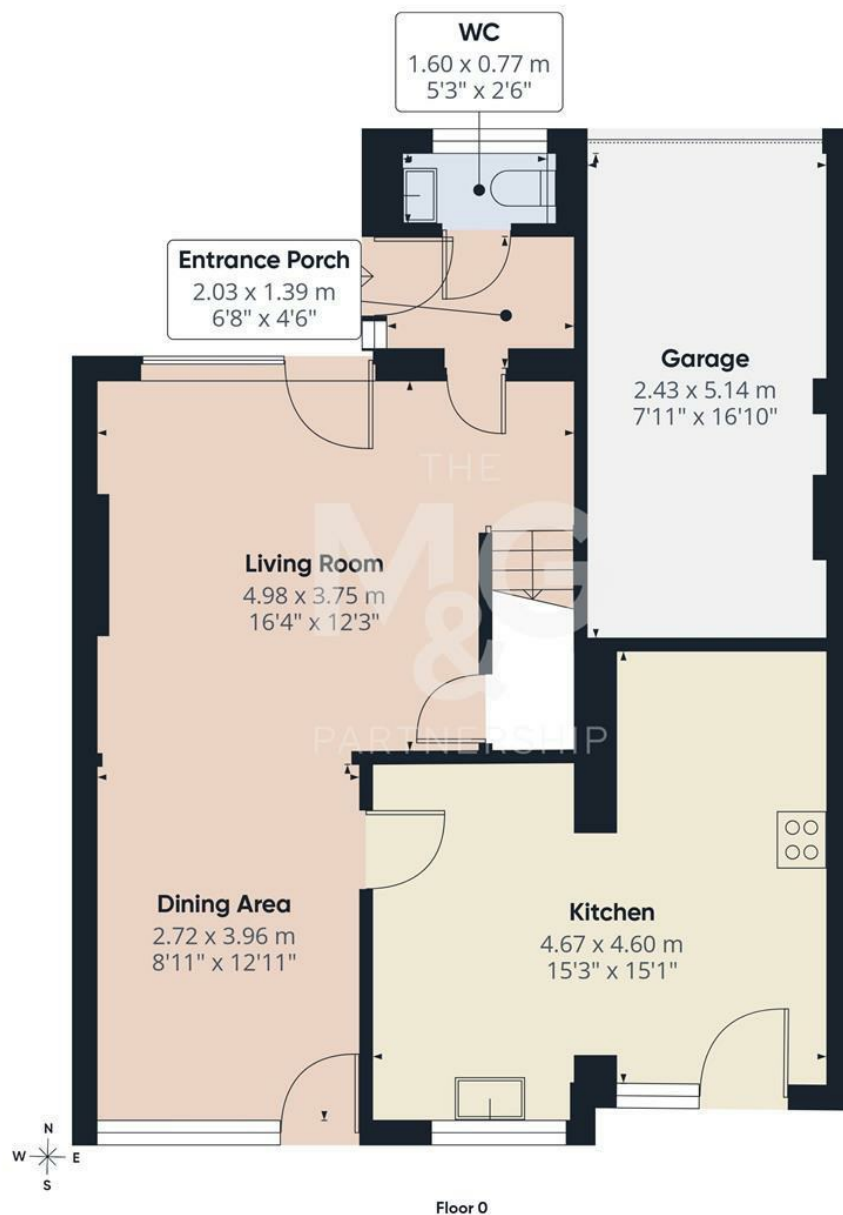
Broadband - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

Services- Mains Water, Electricity, Gas, Drainage

What3Words: ///bigger.glitz.aviators





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.

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