Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 35 Cadogan Road, Bury St. Edmunds, Suffolk, IP33 3QR

LOTS OF SPACE AND A GREAT LOCATION – This surprisingly spacious detached chalet occupies an excellent position on the popular western outskirts of the town.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, will require a little updating but has the makings of a wonderful home. It is set in good sized established gardens, with ample parking and a single garage.

- Spacious detached chalet style home
- Located close to a range of amenities and on a bus route
- Reception hall, sitting room, kitchen/breakfast room
- 3 Ground floor bedrooms, bathroom, cloakroom
- Further first floor bedroom. Gas central heating
- Large gardens, ample parking, single garage

## Guide Price £400,000

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# 35 Cadogan Road, Bury St. Edmunds, Suffolk, IP33 3QR

## General Information

The property occupies a pleasant setting within an established residential area on the western outskirts of the town. There are a range of local shops very close by and the property is also situated on a regular bus route. The town centre is around 1½ miles away and provides an excellent range of cultural, educational, recreational and shopping facilities.

Whether you are looking for the perfect place to retire to or just looking for a good sized family home, this CHAIN FREE detached chalet is bound to appeal. The property has been well maintained whilst still offering scope for some cosmetic updating. The accommodation has a light and airy feel and benefits from gas fired central heating and sealed unit glazing.

On the ground floor: The spacious reception hall has a staircase to the first floor and also gives access to the sitting room and kitchen. The sitting room is a bright dual aspect room and includes a gas flame effect fire. The kitchen/breakfast room is another dual aspect room with a range of fitted cupboards and worktop surfaces. There is ample appliance space and room for a good sized dining table. A door into the rear porch leads to the outside. An inner hallway gives access to a cloakroom and a separate bathroom. There are 3 ground floor bedrooms with the smallest having sliding patio doors to the rear gardens. This room could be used as a snug or separate dining room.

On the first floor: The loft space was converted some years ago to provide a large master bedroom with a window overlooking the rear garden and further Velux windows. A door leads into a large loft area – ideal for storage and offering the potential to become additional living space.

Outside.
The gardens to the front of the property are planted with a wide variety of mature shrubs and trees. A driveway provides parking for a number of cars and gives access to the single garage.

The rear gardens are a lovely feature of the property and are of a generous size being laid mainly to lawn with a large patio. The gardens include a timber summer house and are planted with mature trees and a variety of specimen shrubs.

COUNCIL TAX – BAND D

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 and follow the road round to the left into Hospital Road. At the sharp bend in the road turn left into Abbot Road. Take the 4th right hand turning into Cadogan Road where the property will then be seen almost immediately on the right-hand side.

**Reception Hall 13'7 x 9'2 (4.14m x 2.79m)**

**Sitting Room 16'4 x 11'11 (4.98m x 3.63m)**

**Kitchen/Breakfast Room 16'10 x 10'2 (5.13m x 3.10m)**

**Bathroom**

**Cloakroom**

**Bedroom 2 16'0 max x 10'6 (4.88m max x 3.20m)**

**Bedroom 3 11'3 x 8'11 (3.43m x 2.72m)**

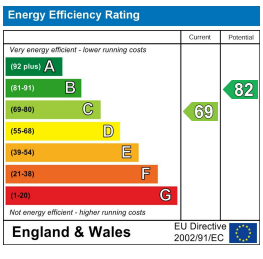
**Bedroom 4/Dining Room 11'3 x 7'0 (3.43m x 2.13m)**

**First Floor**

**Bedroom 1 20'1 max x 11'10 (6.12m max x 3.61m)**

**Garage**

**Gardens**

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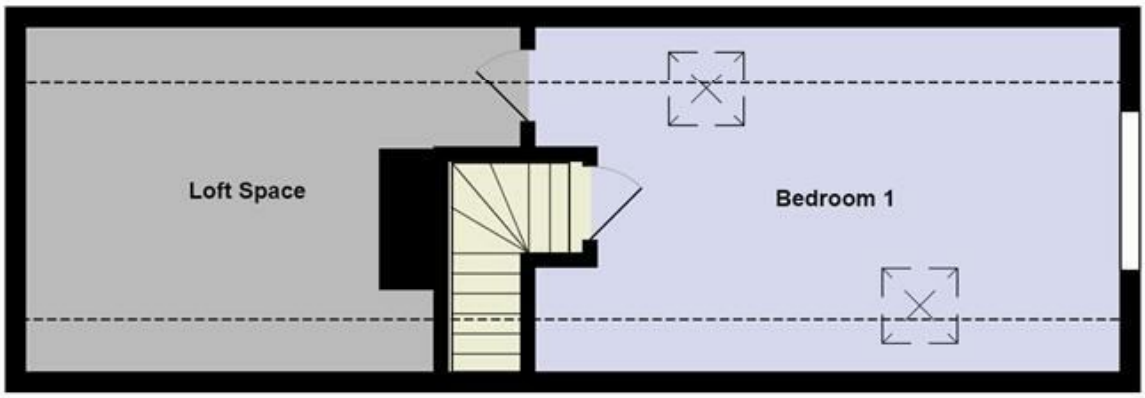


FIRST FLOOR

GROUND FLOOR

# 35 Cadogan Road, Bury St. Edmunds, Suffolk, IP33 3QR