Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

3 Codling Road,
Bury St. Edmunds, Suffolk, IP32 7HE

Guide Price
£475,000

All the 'must haves' and more in this superb family home

Sometimes a property comes onto the market which appears to 'tick every box' and that is certainly the case with this beautifully presented detached house.

Occupying an established and extremely well-served location, this thoughtfully improved home would be perfect for families or indeed anyone wanting lots of reception space and good-sized bedrooms.

The former double garage has been adapted to provide a ground-floor double bedroom with an adjoining shower room, making it suitable for use as a small annexe or large home office.

Set in attractively landscaped gardens with single garage and extensive parking, the property benefits from gas-fired central heating, uPVC sealed unit glazing and solar panels.

- Extended and much improved detached house
- Occupying a popular and well served location
- Spacious sitting room with wood burner
- Stunning kitchen/diner, garden room, utility
- Ground floor bedroom, shower room, cloakroom
- 4 Further bedrooms, en suite & family bathroom
- Gas central heating, uPVC glazing, solar panels
- Single garage, parking, & south facing gardens

The property has been owned for almost 25 years by the present vendors - a testament if needed to what a lovely house it has been to live in. During that time the house has been modernised and appointed to a high standard, making an internal viewing highly recommended. In more detail the accommodation comprises:

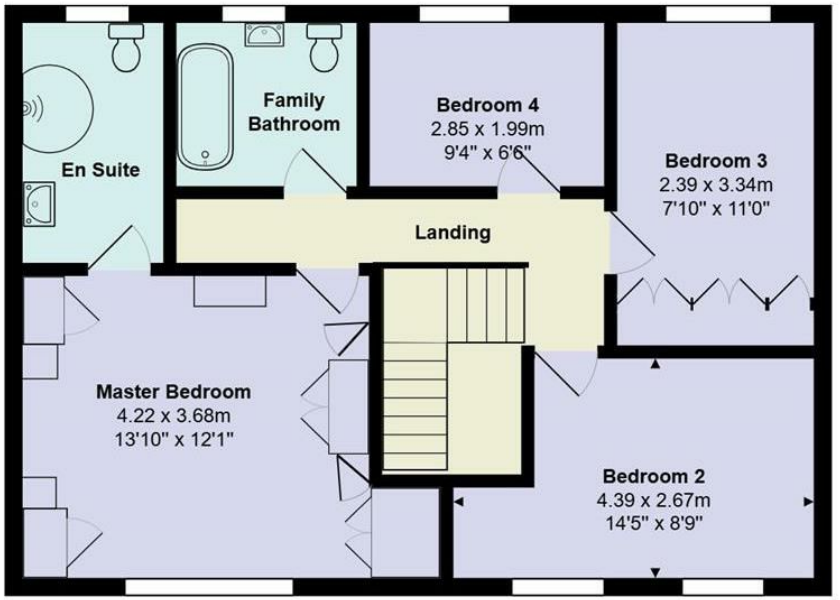
The entrance hall, with cloakroom off, gives access to the sitting room, kitchen and ground floor double bedroom. The sitting room has a wood burner and opens into the beautifully fitted kitchen/diner which includes a built-in double oven with a 'slide and hide' door with a warming drawer below, and an integrated dishwasher. Bi-folding doors open into a very pleasant garden room. These 3 rooms combine to provide the perfect space for entertaining and family living.

There is a side lobby which connects the ground-floor bedroom to a shower room and a useful utility room. This space could be perfect for use by a dependent relative. The utility has doors to both the outside and into the single garage. The garage could potentially be converted further to provide more living space (subject to consent).

On the first floor:
The landing gives access to 4 bedrooms and the family bathroom. The master bedroom includes a full range of quality fitted wardrobes and has an adjoining en-suite shower room. The family bathroom has been attractively refitted to include a jacuzzi bath.

Outside
The gardens to the front of the house have been mostly block-paved to provide a large parking area which leads to the garage. A side access leads to the enclosed rear south facing gardens which have been expertly landscaped to include an enclosed decking area, garden shed, shaped lawn and a wide variety of specimen shrubs and trees.

COUNCIL TAX - BAND - E - West Suffolk
ENERGY PERFORMANCE RATING - B
SERVICES - All main services are connected + solar panels
Ofcom - Broadband Ultra fast available / Mobile coverage - All likely
What 3 Words -///saints.deeds.guests



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