Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

7 Highbury Crescent, Bury St. Edmunds, Suffolk, IP33 3RS

EVERYTHING ON YOUR 'WISH LIST' - This extended, bay fronted, semi-detached home, occupies a superb setting on the favoured western outskirts of the town. The property is understood to have been built in the 1930's and offers well proportioned accommodation including an additional ground floor bedroom and shower room.

Set in large established gardens with a garage and ample parking this lovely family home is bound to have wide appeal.

- Extended and much improved semi detached home
- Occupying a highly desirable and well served location
- Hall, bay fronted sitting room, separate dining room
- Kitchen, conservatory, ground floor bedroom and shower room
- 3 Further first floor bedrooms, family bathroom
- Generous gardens, garage, ample parking

Guide Price £450,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

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General Information

The property occupies a pleasant position on the favoured western outskirts of the town. This established setting is close to a parade of shops, a recreation ground and a variety of other local amenities including schools, West Suffolk College and the Sports Centre. The town centre is less than 1.5 miles away and provides an excellent range of shopping and recreational facilities. The A14 is also within easy reach and provides fast access to Ipswich, Cambridge and London via the M11.

Sometimes you step inside a property and it instantly feels like home and that is certainly the case with this bay-fronted semi. The property is understood to date back to the 1930s and, as is typical with homes of this era, has good ceiling heights, well-proportioned rooms and character features such as picture rails and stained glass.

The house has been extended on the ground floor multiple times and now provides a very flexible range of accommodation - making it perfect for family living. In addition to the spacious kitchen and 2 separate reception rooms is a very pleasant conservatory/garden room.

Leading off the dining room is a small lobby giving access to a shower room and bedroom 4. This room was originally designed for use by a dependent relative, but would equally work well as a play room or home office.

On the first floor: The light and bright landing area gives access to 3 good sized bedrooms and the family bathroom. The house is served by gas fired central heating and uPVC sealed unit glazing.

Outside
The property is set back from the road behind hedging. Much of the front garden has been hard landscaped to provide ample parking and access to the single garage.

The rear gardens are certainly a notable feature of the house and are of a very generous size. Laid extensively to lawn with a wide variety of shrubs and trees, the gardens include a large patio area, planted flower borders and an ornamental pond.

COUNCIL TAX - BAND D

Directions
Proceed out of town along Risbygate Street into Out Risbygate. Pass the West Suffolk College on the right and on reaching the mini roundabout turn left onto Westley Road. Take the 3rd left-hand turning into Highbury Crescent and the property will be seen on the left-hand side marked by our for sale board.

Hall

Sitting Room 13'0 x 12'0 max (3.96m x 3.66m max)

Kitchen 13'0 x 9'1 max (3.96m x 2.77m max)

Side Lobby

Dining Room 12'6 x 11'11 (3.81m x 3.63m)

Conservatory 10'2" x 8'5" (3.10m x 2.59m)

Shower Room 6'9 x 5'4 (2.06m x 1.63m)

Bedroom 4 10'0 x 9'10 (3.05m x 3.00m)

First Floor

Bedroom 1 13'0 max x 10'6 (3.96m max x 3.20m)

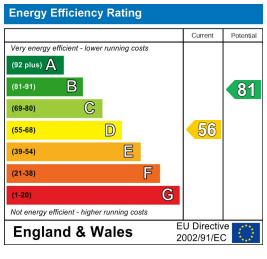
Bedroom 2 12'7 x 10'7 (3.84m x 3.23m)

Bedroom 3 9'3 x 8'6 (2.82m x 2.59m)

Bathroom 6'9 x 5'10 (2.06m x 1.78m)

Garage 16'1 x 9'9 (4.90m x 2.97m)

Gardens



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Bedroom 4
B
Conservatory
Shower Room
Kitchen
Lobby
Dining Room
Garage
Hall
Sitting Room
Bedroom 2
Bedroom 3
Bedroom 1

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