



THE
**Mortimer
& Gausden**
PARTNERSHIP

89 Winthrop Road,
Bury St Edmunds, Suffolk, IP33 3UH

Guide Price
£360,000

An ideal family home, in a great location, with so much space!

A substantially extended modern semi-detached house occupying a pleasant position on the favoured Western outskirts of the town.

Occupying a lovely setting within easy walking distance of local amenities, this deceptive modern home backs onto a riverside walk, giving it a particularly appealing position. Much larger than the front elevation might suggest, the property has been extended to the rear and in the loft space and, therefore, now provides a surprisingly spacious and versatile range of accommodation.

The house would be ideal for families, those working from home, or buyers simply looking for a property with flexible living space. Of particular note is the excellent ground floor layout, which includes a spacious sitting room, a large kitchen/dining room and a very pleasant conservatory/garden room.

The rear gardens enjoy a sunny aspect and a good degree of privacy, whilst to the front there is a driveway providing parking for several vehicles. Further benefits include gas-fired central heating and uPVC sealed unit glazing.

- Substantially extended semi detached home
- Gas central heating, uPVC glazing
- Hall, bathroom, spacious sitting room
- Fitted kitchen with good-sized dining area
- Conservatory/garden room, converted garage
- 3 First floor bedrooms, en suite shower
- Converted loft - double bedroom and cloaks
- Enclosed gardens, ample parking



The property benefits from gas-fired central heating and uPVC sealed unit glazing and, in more detail, comprises:

On the ground floor:

An entrance hall gives access to the main living accommodation. To the front of the house is a bay-fronted sitting room, whilst the family bathroom is also located on this level.

A particular feature of the property is the large kitchen/dining room, which provides an excellent everyday living and entertaining space. The kitchen includes a good range of cupboards, worktop surfaces and appliance space. There is an integrated dishwasher, fridge and recycling bin.

Leading off the kitchen is a conservatory/garden room overlooking the rear gardens, together with a small utility room. The external garage door has been replaced with glazed doors and provides a large storage space, adding to the flexibility of the accommodation.

On the first floor:

The landing gives access to the principal bedroom, which includes an en suite shower room and a cupboard housing the boiler (replaced in 2024). There are two further bedrooms on this level and a spiral staircase to the second floor.

On the second floor:

The loft has been converted to provide a further double bedroom, creating bedroom four, together with a cloakroom and lots of eaves storage.

Outside:

The property is set back behind front gardens and a driveway providing parking for a number of cars. To the rear, the gardens enjoy a sunny aspect and a good degree of privacy and seclusion, backing onto a riverside walk and the River Linnet beyond.

COUNCIL TAX -BAND C

ENERGY PERFORMANCE RATING - C

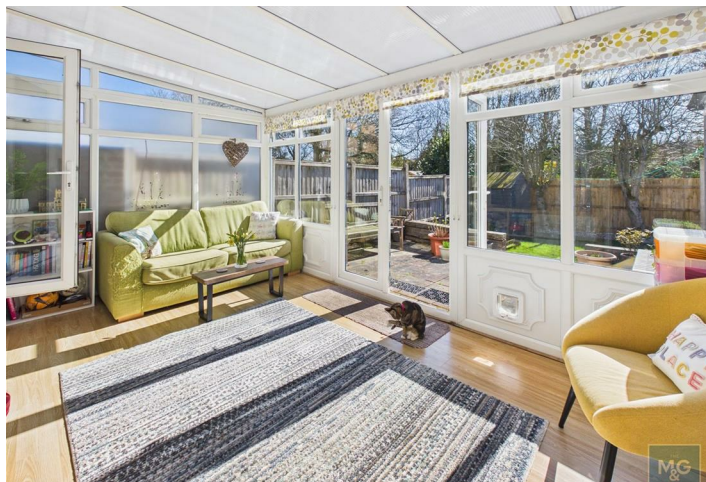
COUNCIL - West Suffolk

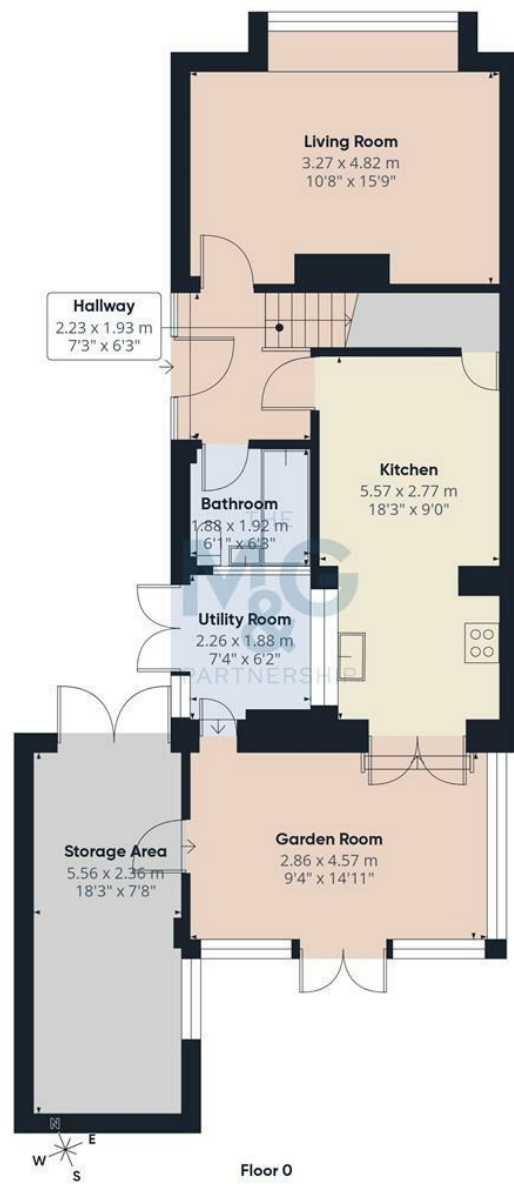
SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///eased.pretty.mandolin





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