Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

18 Westgarth Gardens, Bury St. Edmunds, Suffolk, IP33 3LQ

Lovely on the outside and even more impressive on the inside! This superbly presented semi-detached house has been updated and much improved by the present vendors.

The property, which occupies an established and much sought after location, on the western side of town, provides spacious and well-proportioned accommodation. As properties of this standard rarely become available, an early internal inspection is thoroughly recommended.

- Spacious and exceptionally well appointed semi-detached home
- Occupying a lovely non estate setting, close to amenities
- Beautifully modernised and refurbished to a high standard
- Hall, cloakroom, 23'5 sitting/ dining room, stylish refitted kitchen
- 3 Good sized bedrooms, smart refitted shower room
- Superb landscaped gardens, garage, generous parking

Guide Price £400,000

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General Information

The property is located in an established and much sought after location on the popular western side of the town. There are many local amenities close by: including schooling for all ages, a parade of shops, public house/restaurant and a regular bus service. The town centre is less than a mile away and can be easily reached by road, footpath or cycleway.

As previously mentioned the property has been updated over the past few years to an impressive standard and is now offered for sale in the first-class condition throughout.

As soon as you walk into the reception hall you get a sense of light and space. An impressive tiled floor flows through the hall, into the smart refitted cloakroom and through to the kitchen. Of particular note is the stylish high gloss fitted kitchen which boasts ample work surfaces, an integrated washing machine, dishwasher and fridge/freezer. The generous 23'5 long sitting room, with gas flame effect fire, has a lovely light feel to it, courtesy of large windows at both ends. There is also ample space for a good sized dining table.

On the first floor is a spacious landing area, again with lots of natural light. The principal bedroom and bedroom two are both good sized doubles and bedroom three is a generous single room or small double. The bathroom has been refitted with a large walk-in shower and features a stylish white suite and attractive tiling to the walls.

The property benefits from Upvc sealed unit double glazed windows, gas fired central heating and a water softener. Whilst the house is already of a very good size, it is worth noting that potential does exist for extension either to the side, rear or loft space.(subject to consent).

Outside
The gardens to the front of the house are of a generous size and have been beautifully landscaped and are planted with a variety of flowering shrubs set around a shaped lawn. A smart bonded gravel resin driveway provides access to the garage, with power and light connected and ample parking for a number of cars.

A gated access leads to the impressive fully enclosed rear gardens, which have again been beautifully landscaped to a high standard. A generous patio terrace is situated to the rear of the garden providing lots of space to entertain. There is a large area of lawn, vegetable plot and timber garden shed. Immediately behind the house is a covered decked terrace that leads onto a further paved area providing even more space to sit and relax.

Directions
From the town centre proceed along Westgate Street crossing over the roundabouts into Out Westgate. At the traffic lights turn right into Petticoat Lane, following the road around to the left into Hospital Road. Turn left into Westgarth Gardens, follow the road round to the right and the property will be seen on the right.

Reception Hall

Cloakroom

Sitting Room/Dining Room 23'5 x 12'0 (7.14m x 3.66m)

Kitchen 12'4 x 9'10 (3.76m x 3.00m)

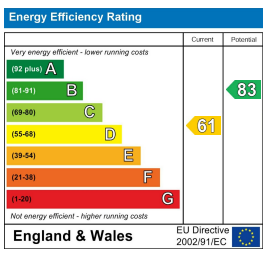
First Floor Landing

Bedroom 1 12'4 x 12'0 (3.76m x 3.66m)

Bedroom 2 12'0 x 10'9 (3.66m x 3.28m)

Bedroom 3 10'0 x 7'10 (3.05m x 2.39m)

Shower Room 7'5 x 5'6 (2.26m x 1.68m)



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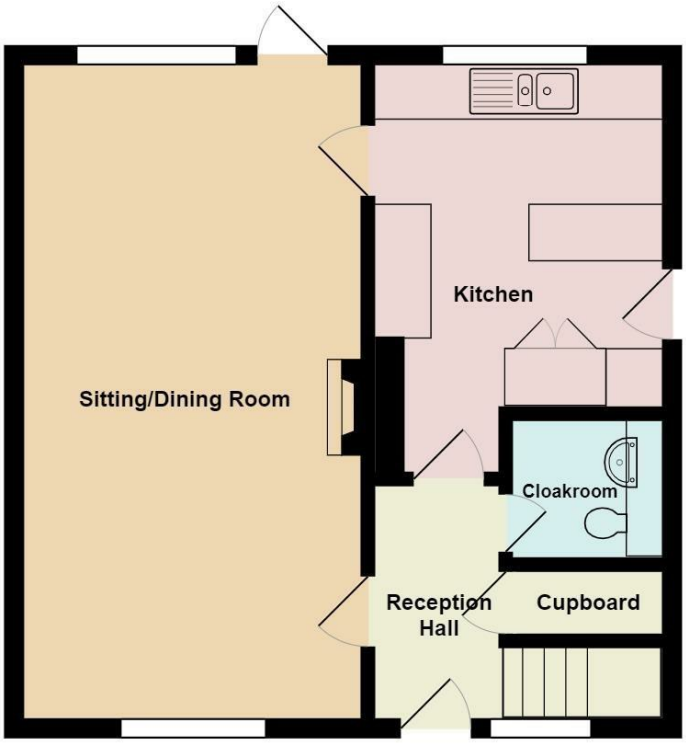
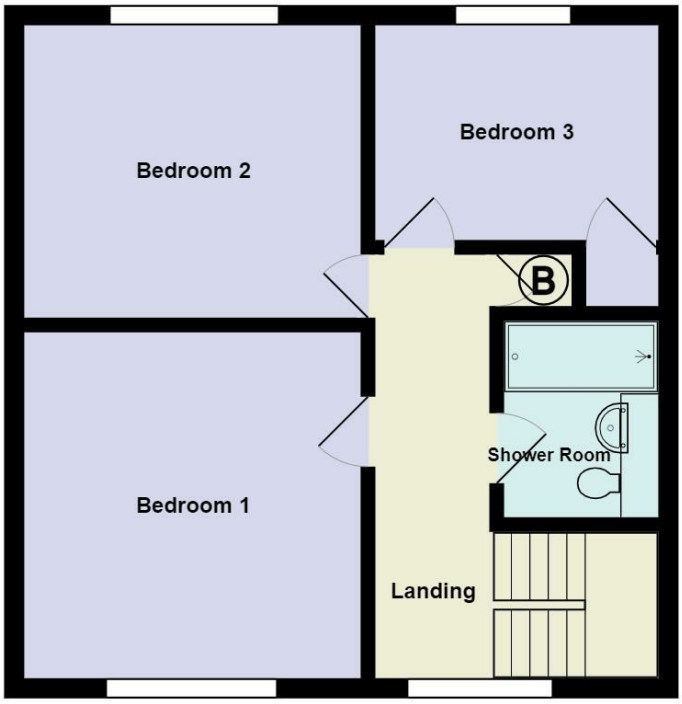

Sitting/Dining Room
Kitchen
Cloakroom
Reception Hall
Cupboard


Bedroom 2
Bedroom 3
B
Bedroom 1
Shower Room
Landing