

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



29 Horsecroft Road,
Bury St. Edmunds, Suffolk, IP33 2DS

Guide Price
£425,000

A lovely family home with large gardens in a superb location

Occupying an elevated position on the western side of town, this appealing semi-detached house is well placed for local shops and the West Suffolk Hospital and only about a mile from the town centre.

The property has a genuinely welcoming atmosphere and has been home to the same family for around 30 years, during which time it has been well maintained and much improved, including, more recently, the refitting of the large kitchen/breakfast room.

The well-proportioned accommodation enjoys lots of natural light with good ceiling heights and some original features and benefits from gas-fired central heating and UPVC sealed unit glazing.

Set in sizeable, established gardens with plenty of parking and a selection of outbuildings, this is an ideal opportunity for families or buyers looking for a comfortable home in good condition and a great location.

- Spacious 1930's semi detached home
- Occupying a much sought after location
- Hall, cloakroom, kitchen/breakfast room
- Bay fronted reception room, garden room
- 3 Good sized bedrooms, large bathroom
- Gas central heating, uPVC glazing
- Large gardens, ample parking, outbuildings



The accommodation in more detail:

Ground Floor

An entrance porch leads into a wide hallway with a cloakroom. The triple glazed bay-fronted sitting room is over 27 ft in length, making it ideal for entertaining or relaxing. There is a feature fireplace with an inset gas fire, and the dining area provides space for a large family table with glazed doors leading into the garden room.

The garden room provides an extra living space and would be perfect for use as a play room or somewhere simply to enjoy views over the rear garden.

The kitchen, refitted in recent years, features shaker-style units, extensive cupboard space, built-in double oven, an integrated fridge freezer and dishwasher, and space for a table. French doors open onto the garden and a further door leads into a useful side porch which doubles as a utility room.

First Floor

Upstairs, a generous landing gives access to 3 well-proportioned bedrooms. Bedrooms 1 and 2 are both large double rooms, each with built-in wardrobes. Finally the spacious family bathroom has both a bath and a separate shower. Original features such as picture rails and excellent ceiling heights remain, adding to the charm of this home.

Outside

The property is set well back from the road, with a good-sized front garden which includes a sheltered patio garden with well-stocked shrub borders. The driveway provides parking and turning for several vehicles. The rear garden is particularly private and of a very good size, with mature planting and a range of useful outbuildings, including a workshop, summer house and shed.

Council Tax: Band C

Energy Performance Rating: D

Local Council: West Suffolk

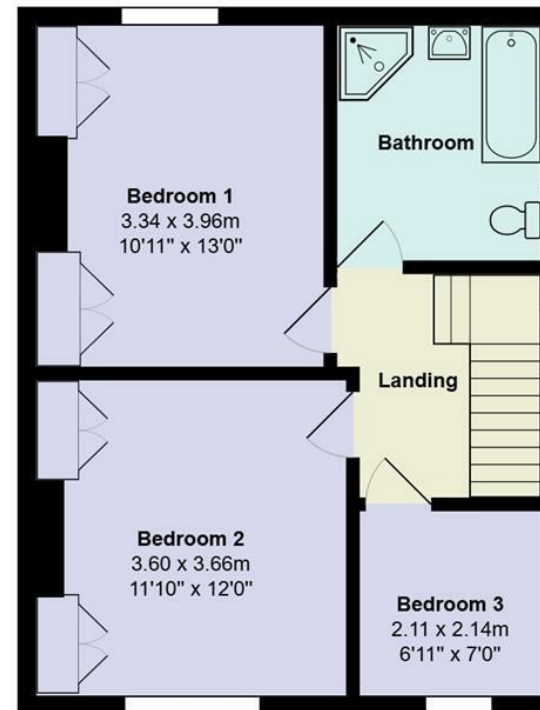
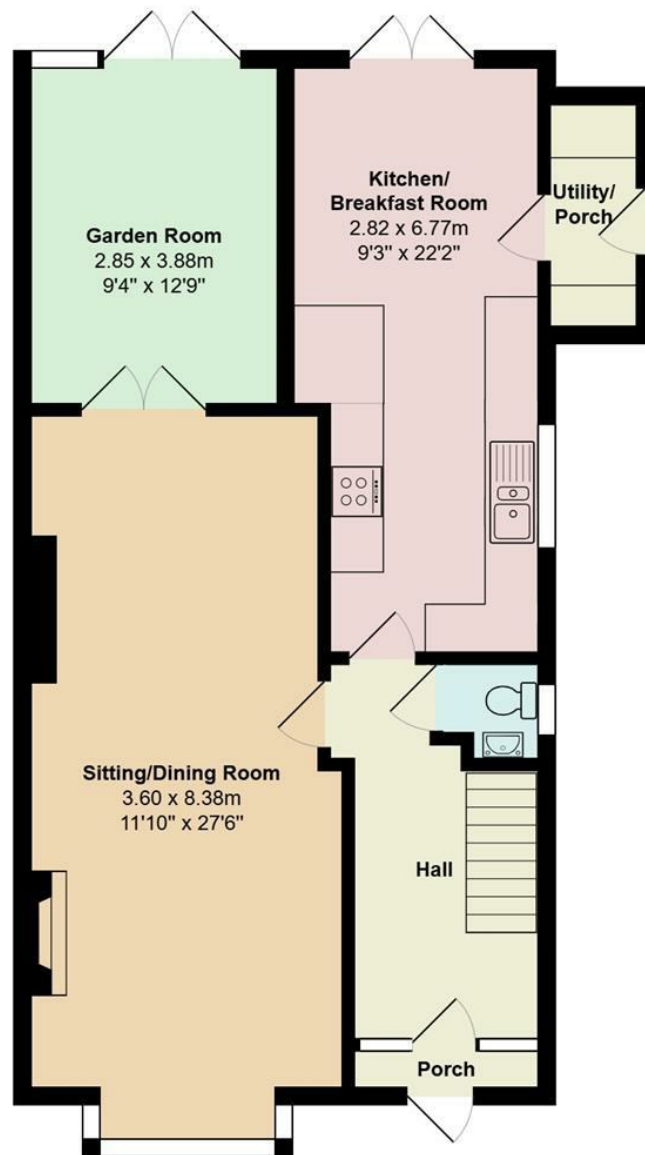
Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

What3Words ///tripling.keyboard.shuffles





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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

01284 755526