Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

129 Codling Road,
Bury St. Edmunds, IP32 7HE

Offers In Excess Of
£395,000

This modern detached house is set in glorious gardens

Occupying a 'tucked away' position on the ever-popular Moreton Hall development, this much loved detached family home is OFFERED FOR SALE CHAIN FREE.

The house, which has been made energy efficient with 2 sets of solar panels and an air source pump, is served by gas-fired central heating and uPVC sealed unit glazing. The accommodation includes a large sociable kitchen/diner, spacious sitting room and a delightful garden room which offers the best views of the beautifully established gardens.

- CHAIN FREE detached family home
- Set in beautifully landscaped gardens
- Hall, cloakroom, large kitchen/diner
- Spacious sitting room, garden room
- 4 Bedrooms, en suite & family bathroom
- Solar panels, gas central heating
- Garage, off street parking

The property has been owned by the present vendors for around 30 years - a testament if needed to what a lovely home it has been to live in. In more detail, the accommodation comprises:

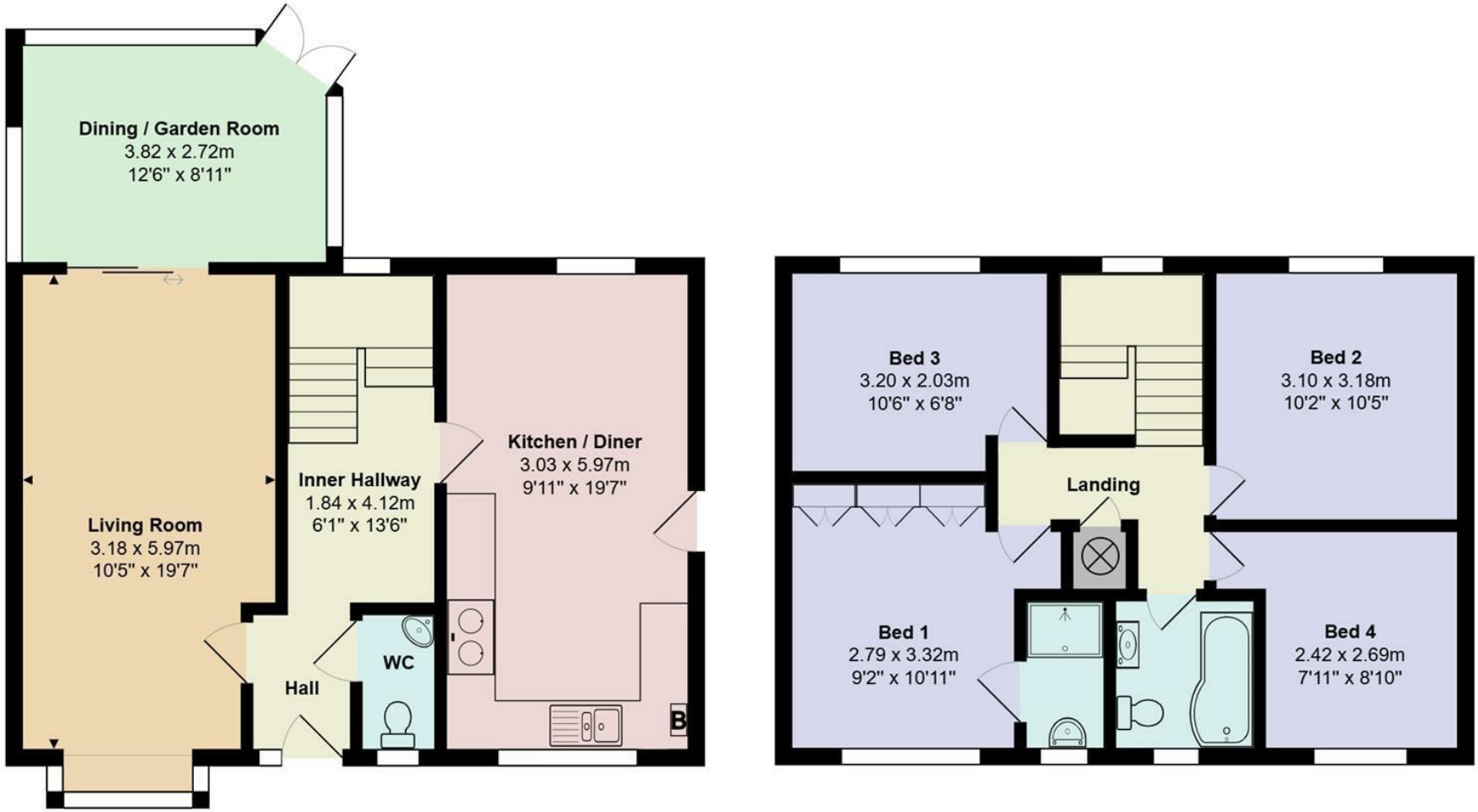
On the ground floor: The entrance hall includes a cloakroom and gives access to the inner hall, and both the sitting room and kitchen/diner. The kitchen/diner is a lovely triple-aspect room and includes plenty of storage cupboards and worktop surfaces. There is a gas Aga cooking range and further appliance space. There is lots of room for a good-sized table and a door to the outside. The sitting room has a box bay window with integrated storage, a media-wall with timber feature shelves and storage, and sliding doors which open up into the garden room. This combined space provides the perfect space for entertaining.

On the first floor: The landing area gives access to all 4 bedrooms and the family bathroom. Bedroom 1 includes a range of fitted wardrobes and an en suite shower.

Outside. The property is approached over a shared driveway which provides parking. The garage has been divided to provide a small carport at the front and a very useful storage room at the back with shelving, cupboards and light and power connected. The garage could easily be reinstated by removing the partition as there is already an electric roller door.

The rear gardens have been beautifully landscaped and you feel nature surrounding you as you gently stroll through the wide variety of specimen shrubs and trees. There is a sheltered patio area and pergola to one side and a further enclosed shed area, and several nice spots to sit out and enjoy.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING -B
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///roaming.stilted.lightbulb



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