Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 20 Myrtle Close, Bury St. Edmunds, Suffolk, IP33 3ZB

TICKING ALL THE BOXES – This attractively presented detached house occupies a superb setting and is within easy walking distance of all town centre amenities.

The house, which is being sold with the benefit of having NO ONWARD CHAIN, has been extended to the rear with the addition of a conservatory/garden room. Set in lovely gardens, there is also a single garage and ample parking

- Well maintained and beautifully presented detached house
- Located close to the town centre and all amenities
- Entrance hall, cloakroom, fitted kitchen, dining room
- Spacious sitting room, conservatory/garden room
- Master bedroom with ensuite, 2 further bedrooms
- Enclosed gardens, single garage and ample parking

## Guide Price £425,000

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# 20 Myrtle Close, Bury St. Edmunds, Suffolk, IP33 3ZB

## General Information

The house occupies a very pleasant 'tucked away' cul de sac setting, which is within comfortable walking distance of the town centre. Bury St Edmunds offers a superb range of Schooling, shopping, leisure and cultural facilities. The A14 is also within easy reach, providing links to Cambridge, Ipswich, Norwich, London and Stansted Airport via the A11/M11.

The property was built in 2002 and has been owned since new by the present vendor - testament if needed as to what a lovely house it is to live in. The property, which has NO ONWARD CHAIN, benefits from gas fired central heating and uPVC sealed unit glazing. We understand the boiler was replaced in 2022.

On the ground floor: The entrance hall with a cloakroom off, gives access to the kitchen, sitting room and dining room. The kitchen is fitted with a range of built-in cupboards and worktop surfaces together with an integrated oven, hob and cooker hood. There is ample appliance space and a door to the outside.

The separate dining room is a pleasant dual-aspect room which is large enough for a good-sized table or could be used as a 2nd sitting room/family room. The sitting room is another well-proportioned room with a feature fireplace and double doors which open into the conservatory/gardens room. The conservatory is a lovely space and the perfect spot to relax and enjoy the view of the landscaped gardens.

On the first floor: A light and bright landing area gives access to the family bathroom and all 3 bedrooms. The master bedroom includes a number of built-in wardrobes and has a smart en suite shower room.

Outside:
The main gardens are formed to the rear of the property and afford a good degree of privacy and seclusion. The gardens, which enjoy a sunny aspect have been attractively hard landscaped for ease of maintenance and include 2 large raised circular flower beds and a variety of mature shrubs and trees. In addition to a sheltered patio area, there is a useful timber garden shed and a summer house. A side access leads to a parking area and a driveway leading up to the single detached garage which has light and power connected and side courtesy door.

COUNCIL TAX - BAND D

Directions
Proceed down Parkway passing the multi-storey car park, turn left at the roundabout and then next right into Springfield Road. At the bottom of the road turn left into Springfield Lane and then take the next right into Fen Way. Continue to follow Fen Way to the left hand side when you will eventually see Myrtle Close straight ahead.

**Entrance Hall**

**Cloakroom**

**Kitchen 11'11 max x 9'4 (3.63m max x 2.84m)**

**Dining Room 10'9 x 8'10 (3.28m x 2.69m)**

**Sitting Room 15'0 x 12'2 (4.57m x 3.71m)**

**Conservatory 11'1 x 10'5 (3.38m x 3.18m)**

**First Floor**

**Master Bedroom 11'10 x 11'7 max (3.61m x 3.53m max)**

**En Suite Shower 7'6 x 5'6 (2.29m x 1.68m)**

**Bedroom 2 12'2 x 9'5 (3.71m x 2.87m)**

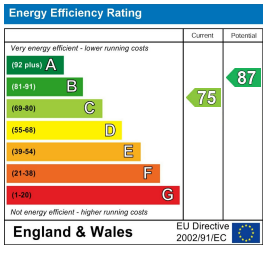
**Bedroom 3 7'10 min x 6'10 (2.39m min x 2.08m)**

**Bathroom 7'1 x 6'2 (2.16m x 1.88m)**

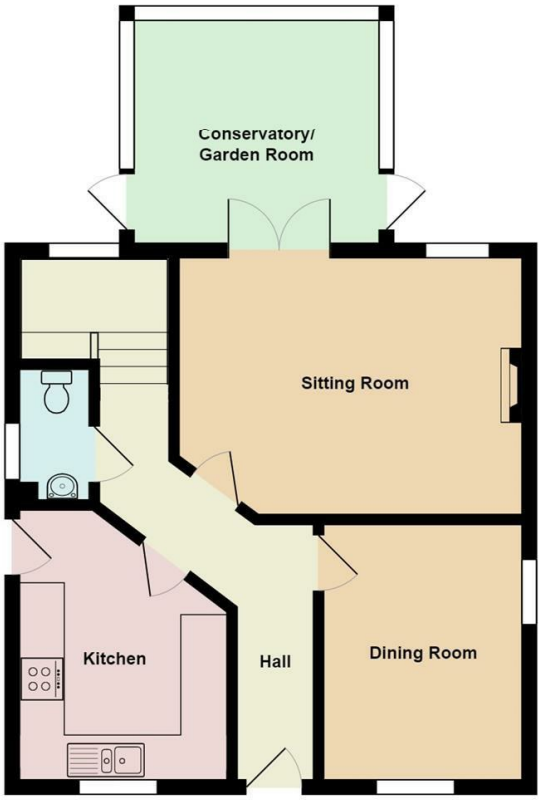
**Garage 16'5 x 8'2 (5.00m x 2.49m)**

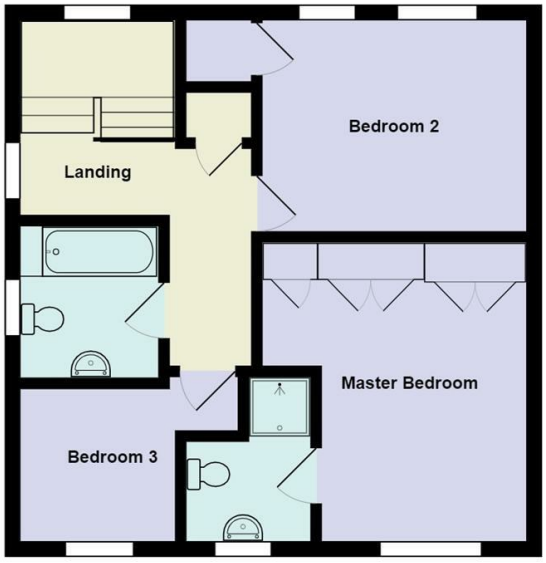
**Parking**

**Gardens**




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 fitting. 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 web site, please contact our offices immediately.


Conservatory/
Garden Room
Sitting Room
Kitchen
Hall
Dining Room


Bedroom 2
Landing
Master Bedroom
Bedroom 3

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