



THE
**Mortimer
& Gausden**
PARTNERSHIP

9 Dorchester Road,
Bury St. Edmunds, IP33 2HL

Offers In Excess Of
£300,000

Mortimer & Gausden
PARTNERSHIP

Immaculately presented and substantially extended modern end-of-terrace home

Overlooking a small green in a popular and well-served residential area, this outstanding end-of-terrace home has been transformed by the present vendors, who have undertaken a programme of high-quality improvements.

Located around a mile and a half from the town centre and close to many local amenities, including a parade of shops, the property offers a wonderful blend of space, style and practicality.

The present owners have significantly enhanced the house with a refitted kitchen, fitted wardrobes, wood laminate flooring, re-roofing, a new rear composite door, bespoke shutters, and a newly landscaped rear garden.

Beautifully decorated in neutral shades and filled with natural light from its large windows, this superb home offers spacious, flexible accommodation - ideal for families or anyone seeking a stylish and ready-to-move-into home with lots of reception space.

- Substantially extended modern end of terrace
- Occupying a popular and well served location
- Hall, cloakroom, utility/breakfast area
- Kitchen/diner, sitting room with wood burner
- 3 Good sized bedrooms, modern bathroom
- Landscaped gardens, garage and parking
- Gas central heating, uPVC glazing, re-roofed



The property, which is offered in immaculate decorative order, benefits from gas-fired central heating, uPVC sealed unit glazing. In more detail, the accommodation comprises:

Ground Floor

A welcoming entrance hall with bespoke built-in storage and a cloakroom leads through to the former kitchen, now cleverly reconfigured as a utility/ breakfast area. This opens into the impressive kitchen/dining/family room - an exceptional addition with a vaulted ceiling and two skylights, creating a wonderfully light and airy living space. The kitchen has been refitted to a high standard, offering excellent storage, integrated appliances, and generous dining space - perfect for entertaining and family life.

The sitting room is a warm and inviting space featuring a recently installed wood burner, ideal for relaxing evenings in. French doors with fitted shutters fill the room with light and open onto the garden. A rear lobby, together with a new high-quality composite rear door completes the downstairs accommodation.

First Floor

The first floor offers three comfortable and well-proportioned bedrooms, all presented in calm neutral tones, together with a modern family bathroom. The principal bedroom benefits from fitted wardrobes providing ample storage.

Outside

The property enjoys an attractive outlook to the front across a small enclosed green. A driveway provides off-road parking and access to a single garage. The rear garden has been recently landscaped to a high standard, offering an attractive, low-maintenance outdoor space. The gardens enjoy a sunny aspect and a good degree of privacy with a large porcelain tiled patio providing the perfect spot for alfresco dining.

ENERGY PERFORMANCE RATING - C

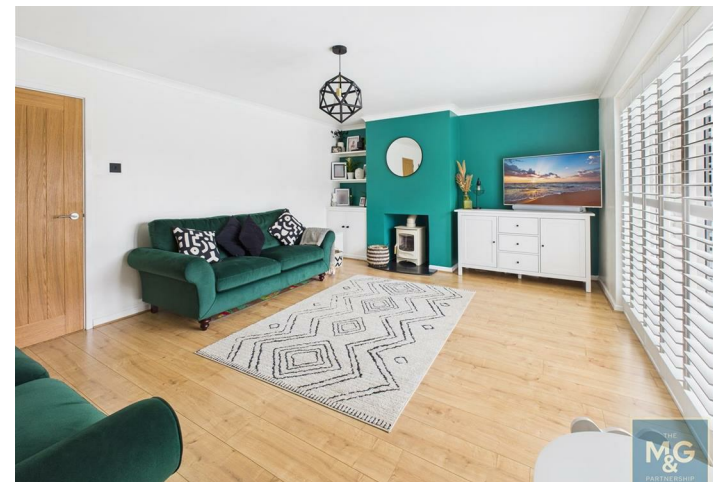
COUNCIL TAX BAND - C COUNCIL - West Suffolk

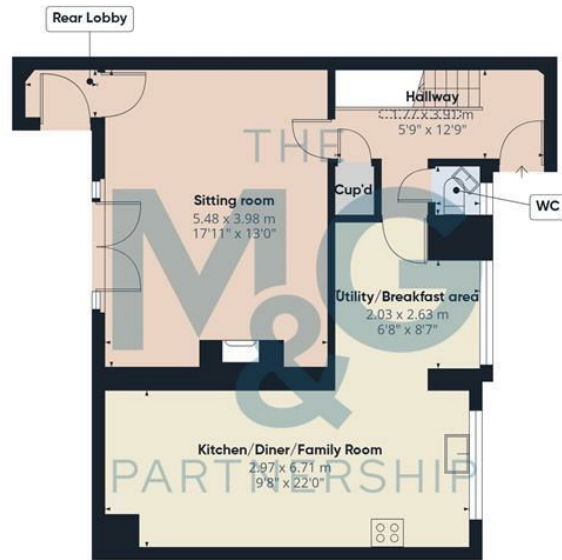
BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

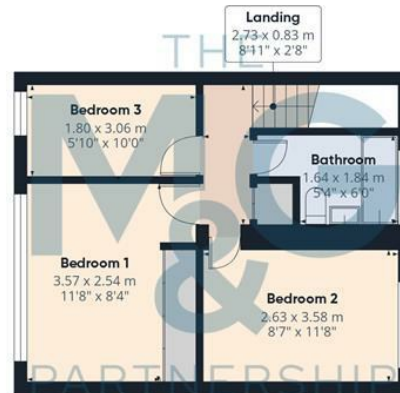
SERVICES- Mains Water, Electricity, Gas, Drainage

WHAT3WORDS ///flamingo.enrolling.sponsors





Floor 0



Floor 1



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