Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

15 Holywell Close,
Bury St. Edmunds, IP33 2LS

Guide Price
£325,000

Much improved semi detached home is a very desirable setting

If you have been looking for a spacious and beautifully presented house, in a well served location - look no further!

This extended semi detached home occupies a quiet, yet convenient setting, overlooking a small green and is within easy reach of a parade of shops, a regular bus route and the West Suffolk Hospital. The town centre is around 1.25 miles away.

The house, which benefits from uPVC sealed unit glazing and gas fired central heating - (with a new boiler), is set in good sized established gardens with a garage and ample parking.

- Superb extended semi detached home
- Peaceful setting close to amenities
- Sitting room, kitchen/diner, bathroom
- 3 Bedrooms and stylish shower room
- Gas fired heating, uPVC glazing
- Mature private gardens
- Garage and ample parking

On the ground floor: A spacious entrance hall, with stylish composite door and glazed side panel, gives access to the sitting room, kitchen and bathroom. The sitting room is an excellent size and includes a large picture window which overlooks the front gardens and recreation green beyond. Wood laminate flooring is fitted throughout the ground floor.

The kitchen has been extended to include a comprehensive range of units, a built in double oven, microwave and gas hob. There is a dishwasher, space for a washing machine and a glazed door leading into the attractive gardens. The dining area has space for a good-sized table and includes a useful understair storage cupboard. Finally, the bathroom has been refitted.

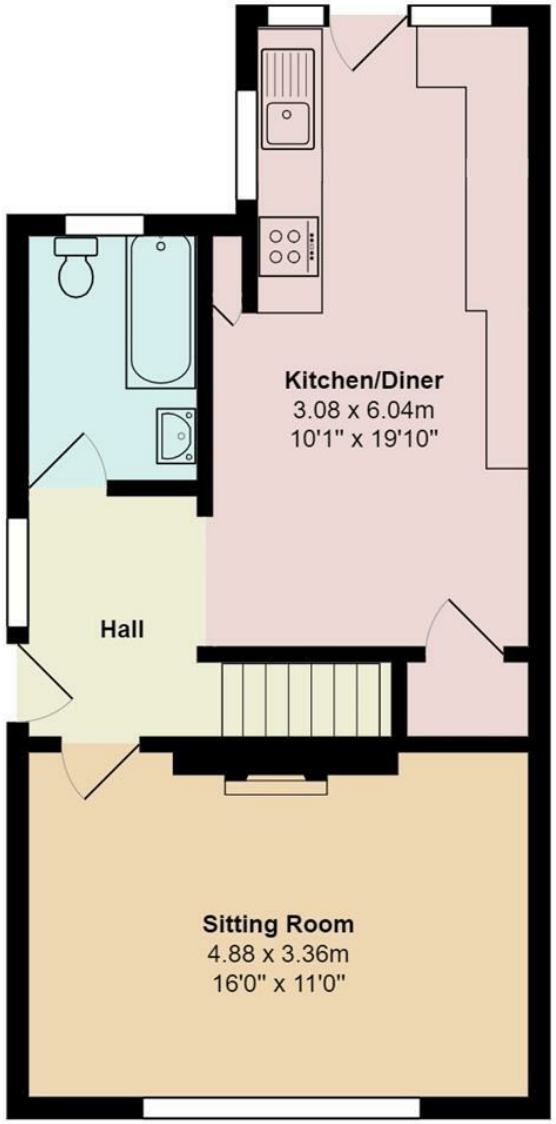
On the first floor: A spacious landing area gives access to all 3 bedrooms and the shower room. There is also access to the boarded loft space with light connected. The main bedroom is a lovely bright space and includes extensive fitted wardrobes. The shower room has a luxury/boutique feel and includes a large enclosed shower, toilet and wash hand basin.

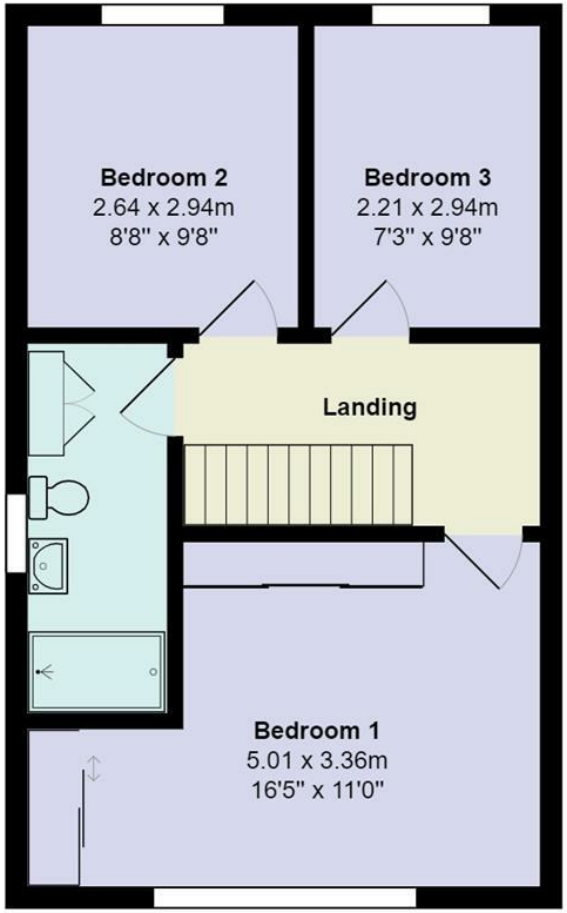
Outside
The front gardens have been hard landscaped for ease of maintenance and to provide additional parking. A driveway provides extensive parking and leads up to the single garage which has light and power connected and an electrically operated roller door.

The rear gardens afford an excellent degree of privacy and seclusion and are of a generous size. The gardens include a lawn, greenhouse and a large shed/workshop. There are wide established borders and a large patio which provides the perfect space for entertaining and relaxing at the end of a busy day.

Agents Note; The boiler was replaced in January 2024 to an energy-efficient Worcester Bosch Combination Boiler. There is a new satellite dish and full fibre broadband is connected.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - D (A new boiler has been fitted since the property was rated)





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