

A two-story brick house with a white picket fence and a green lawn. The house has a blue door and a white window frame. The sky is blue with some clouds. There are trees and bushes in the background.

THE
**Mortimer
& Gausden**
PARTNERSHIP

4 Thornton Road,
Bury St Edmunds, Suffolk, IP33 2EF

Guide Price
£285,000

Great location - Immaculate presentation - Early viewing highly advised

Situated in a pleasant position on the popular Western outskirts of town, this particularly well-presented semi-detached home could be exactly what you've been searching for.

Enjoying a lovely setting within easy walking distance of local amenities, the property is ideal for families or anyone seeking convenience in a well-established residential area. Offering generous living space throughout, it boasts three well-proportioned bedrooms.

Outside, the rear garden provides a good degree of privacy, making it perfect for relaxing or entertaining. There is also the added benefit of off-road parking and a single garage.

Further features include gas-fired central heating and uPVC double glazing.

- Excellent West side of town location
- Light comfortable living room, sunroom
- Stylish & generous sized kitchen/diner
- 3 Bedrooms and family bathroom
- Sealed unit double glazed windows
- Gas fired central heating
- Attractive, enclosed rear gardens
- Off road parking and garage



Ground Floor:

The porch opens into a bright and welcoming living room, featuring a large front-facing window that allows for plenty of natural light and offers a pleasant outlook. To the rear, the kitchen is particularly impressive, boasting a generous layout and a stylish range of fitted units, complemented by attractive granite-effect work surfaces. From here, a cosy sunroom provides a lovely additional reception space, ideal for relaxing while enjoying views over the rear garden.



First Floor:

The landing gives access to all bedrooms and the family bathroom. Bedrooms one and two are well-proportioned double rooms, while bedroom three is a comfortable single, perfectly suited as a child's bedroom, nursery, or home office.



Outside:

To the front, the garden is mainly laid to lawn and enjoys an open, pleasant outlook. The rear garden offers a good degree of privacy and is predominantly laid to lawn, enhanced by deep, mature shrub borders. A patio area creates an ideal setting for outdoor dining and entertaining. There is also a useful rear access gate leading to the parking area and single garage.

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - TBA

COUNCIL - West Suffolk

SERVICES - Mains water, gas, electricity and drainage.

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///wicked.absorbing.flows





Floor 0

Floor 1

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