

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



10 Depden Lane, Chevington,  
Bury St. Edmunds, IP29 5RW

Guide Price  
£210,000

## *Modern terraced home occupying a pleasant village setting*

Enjoying a pleasant outlook across an open green, this modern terraced home has been lovingly maintained and thoughtfully enhanced by its current owner, who has cherished the property since it was first built in 1978, a true testament to its comfort and appeal.

The well-designed accommodation features a refitted kitchen, a welcoming sitting/dining room with a wood burner and a cosy conservatory - perfect for relaxing and enjoying views over the enclosed private gardens. There is also a single garage and parking.

This superb home has much to offer and is sure to impress on early viewing. It would be ideal for first-time buyers, investors, or anyone seeking to enjoy life in a popular village with a strong sense of community.

- Attractively presented modern terraced home
- Occupying a quiet yet convenient village setting
- Kitchen, sitting room/dining room, wood burner
- Conservatory and adjoining utility cupboard
- 2 Good sized bedrooms, refitted bathroom
- UPVC sealed unit glazing, Air source heat pump
- Enclosed rear gardens, garage, and parking



The accommodation, which has been well maintained throughout, comprises, in further detail:

#### Ground Floor

A welcoming entrance hall features useful built-in storage, a staircase rising to the first floor and doors leading to both the kitchen and the sitting/dining room.

The kitchen offers an excellent range of fitted cupboards and generous worktop space, with ample room for appliances.

The sitting/dining room provides a comfortable and inviting living area, complete with a wood-burning stove and French doors opening into the conservatory. The conservatory enjoys views over the garden and includes an adjoining cupboard currently used as a utility space.

#### First Floor

The landing provides access to 2 well-proportioned double bedrooms and a refitted family bathroom.

#### Outside

To the front, the property benefits from open-plan gardens overlooking an attractive green space. The rear garden offers a high degree of privacy and seclusion, being mainly laid to lawn with mature shrubs, a pond, and well-tended planting. There is also rear access leading to a single garage, with parking available to the front and a side courtesy door for convenience.

Council Tax: Band B

Energy Performance Rating: TBC

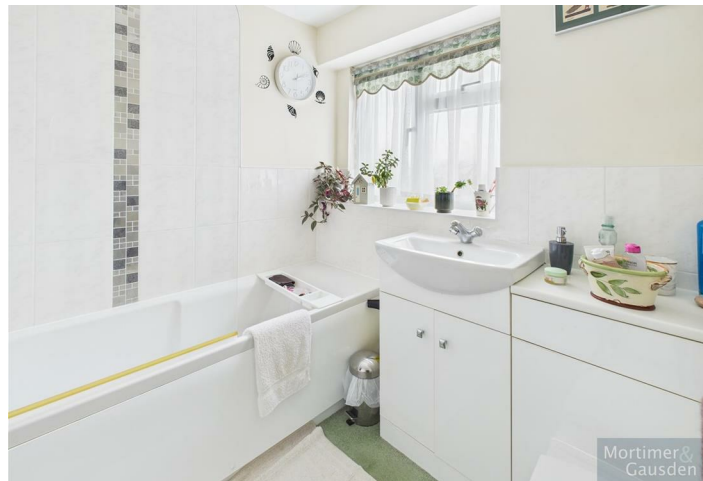
Local Council: West Suffolk

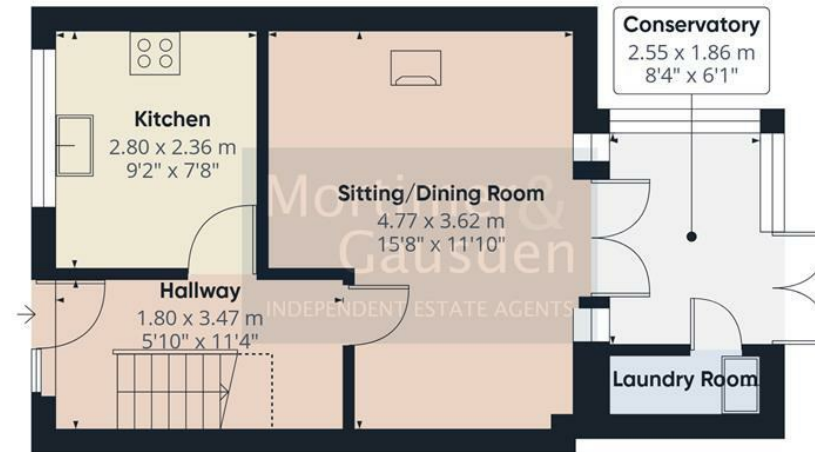
Services: Mains water, electricity and drainage

Broadband: Superfast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

What3Words ///shaped.liberated.powerful





Floor 0



Floor 1

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