



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

36 Scarlin Road,  
Bury St. Edmunds, Suffolk, IP33 2HX

Guide Price  
£300,000



*An extended semi-detached home in a popular and well-served location*

This attractively presented semi-detached house is ideally situated close to a range of local amenities, including a parade of shops. Located around 2 miles from Bury St Edmunds town centre and on a regular bus route, the house has easy access to open countryside, which is just a short walk away.

The property has been thoughtfully extended on the ground floor to create a spacious open-plan kitchen and dining area, perfect for modern living. With enclosed gardens providing privacy and outdoor space, this home is well-suited for couples, young families, or indeed anyone looking for a versatile and well-located property.

- Extended semi detached family home
- Established and much sought after location
- Kitchen with adjoining dining/family room
- 3 Good sized bedrooms, modern bathroom
- Driveway parking, single garage
- Enclosed private rear gardens
- Gas fired heating, uPVC glazing
- Early viewing advised





The property is offered for sale in good order throughout and benefits from gas-fired central heating and uPVC sealed unit glazing.

On the ground floor: The house has been extended with the addition of a lovely dining/family room, set off the kitchen, featuring a roof lantern and glazed doors opening into the gardens. The stylish kitchen features ample storage and appliance space. There is a good-sized sitting room and a modern bathroom.

On the first floor: The landing area gives access to all 3 bedrooms.

In our opinion, the property is likely to have wide appeal and would also be a very worthy addition to anyone's investment portfolio.

#### Outside

The property is fronted by an open-plan lawned garden, and a driveway provides parking and access to the single garage. The rear garden has been landscaped for ease of maintenance, being predominantly laid to lawn and features a timber decked area off the back of the house, providing the perfect space for relaxation and entertaining.

Council Tax: Band C

Energy Performance Rating: C

Local Council: West Suffolk

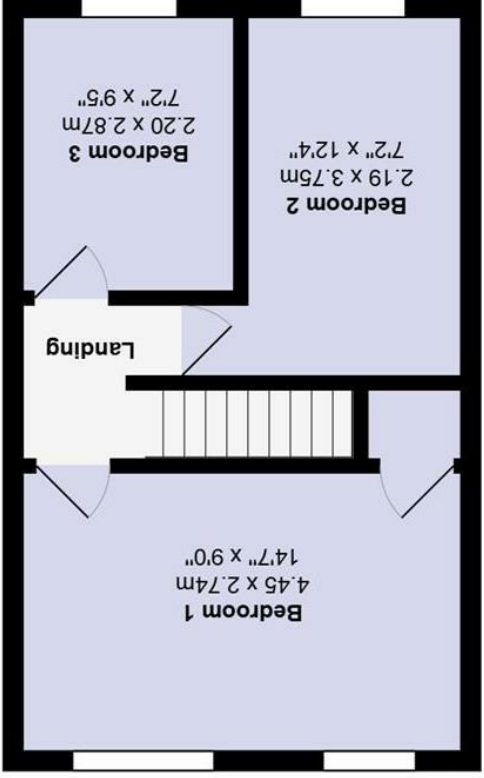
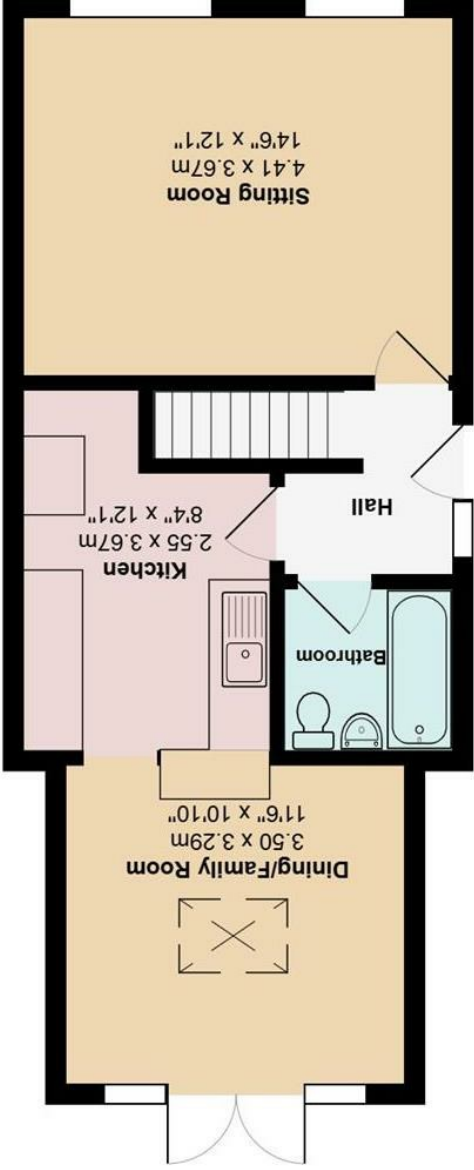
Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

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

What3Words [///arose.brightly.dish](https://www.what3words.com/rose.brightly.dish)





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