



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

3 School Cottages, Hargrave,  
Bury St. Edmunds, Suffolk, IP29 5HR

Guide Price  
£375,000



## *Cleverly Extended & Reconfigured Three Bedroom Home*

Nestled in the Suffolk countryside, Hargrave is a charming and well-kept village offering a peaceful rural setting with a strong sense of community. Surrounded by open farmland and scenic walks, it combines village tranquillity with everyday convenience, with the neighbouring village of Barrow providing shops, GP, pubs, primary school and flower nursery.

In addition, the village is just a short drive from the historic market town of Bury St Edmunds, renowned for its shops, restaurants, schools, and transport links.

The A14 is in ease of reach for those regularly commuting to Newmarket, Cambridge or further afield.

Upon arrival to the property, you are greeted by a sizeable driveway, suitable for multiple vehicles, with double gated access entering the garden which provides additional parking for a caravan / trailer.

- Extended, Three-Bedroom Semi-Detached
- Superb Kitchen With Skylight
- Village Location With Access To Nearby Amenities
- Well Presented Throughout
- Log Burning Stove Creating A Charming Ambience
- Sizeable Driveway For Numerous Vehicles
- Versatile Reception Space
- Two Large Double Bedrooms & One Single





#### Ground Floor:

Upon entry you will find an entrance lobby, fitted with storage and space for coats before entering the main internal hallway. This hallway provides access to the staircase, playroom and living room.

The dual aspect living / dining room is well proportioned, bathed in natural sunlight, and supports a charming log burning stove, perfect for adding warmth and ambience in the chillier months! Double doors lead into the newly extended kitchen.

Fitted with a choice of storage, including island with top-and-tail breakfast bar, the stunning kitchen has been finished to a superb standard with double doors overlooking the garden, and skylight to amplify the space. Electric range hob, extractor fan, dishwasher and wine fridge can all be found integrated. The adjoining laundry room provides space and plumbing facilities for a washing machine and tumble dryer.

Access to the shower room, fitted with wc, basin, heated towel rail and shower cubicle can be found.

A superb office / secondary snug can be found at the rear of the property overlooking the garden.

Completing the ground floor you will find an adjoining room, currently utilised as playroom, but can provide wonderful versatility.

#### First Floor:

The landing holds access to all three bedrooms and bathroom. Bedroom one and two are large double rooms, both supporting a choice of fitted wardrobes to maximise the space available. Bedroom three is a single and overlooks the front of the property.

The family bathroom is complete with wc, basin, bath with shower over, storage and heated towel rail.

#### Outside:

The sizeable private rear garden offers a choice of patio, shingled area and lawn, with a large storage unit ideal for housing the summer furniture.

A truly must see home!

#### Agent Notes:

EPC Rating - Awaiting New

Council Tax - B

Mains drainage, electricity and water. Oil fired heating.

What3Words: ///tech.growl.brilliant

Ofcom states all major phone providers are likely.

Ofcom states superfast broadband is available.





**Shower Room**  
0.91 x 2.39 m  
2'11" x 7'10"

**Office / Snug**  
3.04 x 2.39 m  
9'11" x 7'9"

**Laundry Room**  
2.01 x 2.40 m  
6'7" x 7'10"

**Kitchen**  
3.90 x 4.91 m  
12'9" x 16'1"

**Playroom / Office**  
2.38 x 3.25 m  
7'9" x 10'7"

**Living Room**  
3.15 x 4.29 m  
10'4" x 14'1"

**Dining Room**  
3.88 x 2.57 m  
12'8" x 8'5"

1.79 x 3.48 m  
5'10" x 11'4"

**Entry**  
2.64 x 1.22 m  
8'7" x 4'0"

Floor 0

**Bathroom**  
1.83 x 2.11 m  
5'11" x 6'11"

**Landing**  
1.79 x 1.92 m  
5'10" x 6'3"

**Bedroom 1**  
4.03 x 3.30 m  
13'2" x 10'9"

**Bedroom 2**  
3.15 x 3.60 m  
10'4" x 11'9"

**Bedroom 3**  
2.54 x 2.54 m  
8'3" x 8'4"

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.

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mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526