Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

3 Grosvenor Gardens, Bury St. Edmunds, Suffolk, IP33 2JS

TICKING EVERY BOX - If you have been looking for a beautifully presented home, in a great location, this spacious detached house is bound to appeal.

The property occupies an established setting, close to many amenities including a parade of shops, the West Suffolk Hospital and Hardwick Heath. Having been much improved by the present owners, this really is a 'MUST SEE' home.

- Attractively presented and well maintained detached house
- Occupying a well served and sought after cul de sac setting
- Hall, shower room, spacious sitting room, large kitchen/diner
- 4 Good sized bedrooms, bathroom. Gas central heating
- Enclosed gardens, single garage and parking
- Ideal family home - Early viewing advised

Guide Price £445,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

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General Information

The property is located in an established and much sought after location on the popular western side of the town, close to the West Suffolk Hospital and Hardwick Heath. There are many local amenities close by: including schooling for all ages, shops, public house/restaurant and regular bus service.

The town centre is around 1 mile away and can be easily reached by car, foot or cycleway. Bury St. Edmunds offers an excellent level of recreational, cultural, educational and shopping facilities. The A14 provides excellent access to Cambridge, Ipswich, Norwich and Stansted airport/London via the A11/M11.

As previously mentioned, the property offers an impressive range of well proportioned accommodation, making it perfect for families or indeed anyone looking for a spacious home in a well served location.

The house, which benefits from gas fired central heating, upvc sealed unit glazing, has been thoughtfully updated by the present vendors and has a very welcoming feel.

On the ground floor: The entrance hall gives access to the sitting room, kitchen/diner and downstairs shower room. The sitting room is a lovely dual-aspect room with a central feature fireplace. The kitchen/diner is very much the heart of this beautiful home and provides the perfect space for entertaining, with room for a large table and ample cupboards and appliance space. An external door leads to the side patio area.

On the first floor: The spacious landing area leads to all 4 bedrooms and the family bathroom. Bedrooms 1, 2 and 3 are all comfortable double rooms and Bedroom 4 would also take a double bed, but is currently being used as a dressing room.

Outside
The gardens to the front of the property are of open plan design, being laid mainly to lawn with a variety of shrubs. A driveway provides parking and access to the single garage. A side access leads to the private South facing rear gardens which are also laid to lawn and are bordered by mature trees and shrubs, There is a large sheltered patio area, a useful garden shed and a further area of decking.

COUNCIL TAX - BAND E

Directions
Leave the town centre along Out Westgate. At the traffic lights turn left into Vinery Road and then turn right into Grosvenor Gardens. The property can then be found on the left hand side marked by our for sale board.

Entrance Hall

Shower Room

Kitchen/Diner 20'0 x 12'0 (6.10m x 3.66m)

Sitting Room 20'0 x 12'0 (6.10m x 3.66m)

First Floor

Bedroom 1 12'0 x 10'10 (3.66m x 3.30m)

Bedroom 2 12'0 x 10'0 (3.66m x 3.05m)

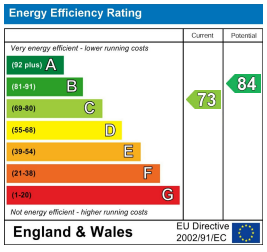
Bedroom 3 12'0 x 10'0 (3.66m x 3.05m)

Bedroom 4 9'9 x 9'0 (2.97m x 2.74m)

Bathroom

Garage

Gardens



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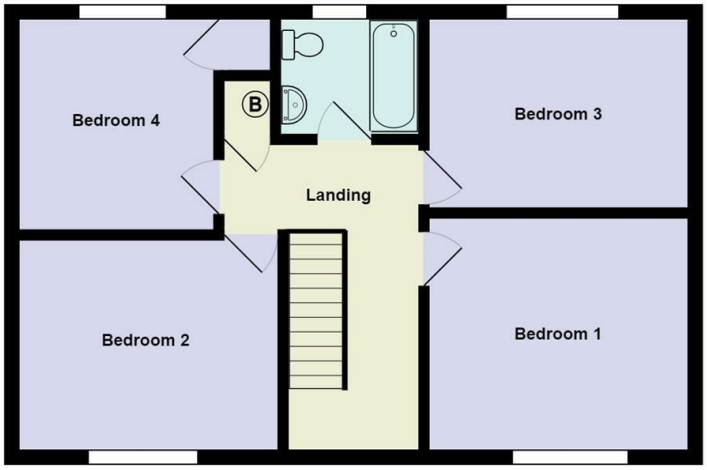
Shower Room
Sitting Room
Hall
Kitchen / Diner


Bedroom 4
B
Bedroom 3
Landing
Bedroom 2
Bedroom 1