

**Mortimer &
Gausden**

INDEPENDENT ESTATE AGENTS



55 Victoria Close, Thurston,
Bury St. Edmunds, IP31 3SX

Guide Price
£275,000

*Living life on one level in a
pleasant cul-de-sac village
setting*

This deceptively spacious link-detached bungalow is set in a popular and well-served village location.

Although currently listed as having one bedroom, the separate dining room could easily be adapted to create a second bedroom if preferred, offering flexible accommodation to suit a range of needs.

The property is presented to a good standard throughout and benefits from gas-fired central heating and uPVC sealed unit double glazing. It features good-sized, private gardens, a carport, and ample off-road parking. Conveniently located close to village amenities, it is offered for sale with NO UPWARD CHAIN.

- Extended link detached bungalow
- Located close to all village amenities
- Sitting room, conservatory, kitchen
- Separate dining room/bedroom 2
- 18 ft Main bedroom, shower room
- Gas central heating, uPVC glazing
- Attractively presented private gardens
- Car port, ample parking. CHAIN FREE



In more detail, the accommodation comprises:

The entrance hall includes a built-in storage cupboard and access to the loft space. The kitchen is fitted with a range of cupboards and worktop surfaces with ample space for appliances. A wall-mounted, modern gas-fired boiler serves the central heating system.

The property has been extended at the rear to incorporate a very comfortable sitting room and a good-sized conservatory, both excellent spaces to enjoy views over the lovely gardens.

There is also a separate dining room, which could easily be adapted to create a second bedroom if preferred. The main bedroom is of a very generous size and includes a range of fitted wardrobes. Completing the accommodation is a smart, refitted shower room.

Outside:

To the front of the property are good-sized, open-plan gardens laid mainly to lawn. A gravelled parking area plus an additional gravelled driveway provide off-road parking for several vehicles and access to the carport. There is a useful garden shed.

The rear gardens offer a good degree of privacy and are laid mainly to lawn, with a variety of mature shrubs and trees. A large patio area provides the perfect spot for relaxing or entertaining.

Council Tax: Band B

Energy Performance Rating: C

Local Council: Mid Suffolk

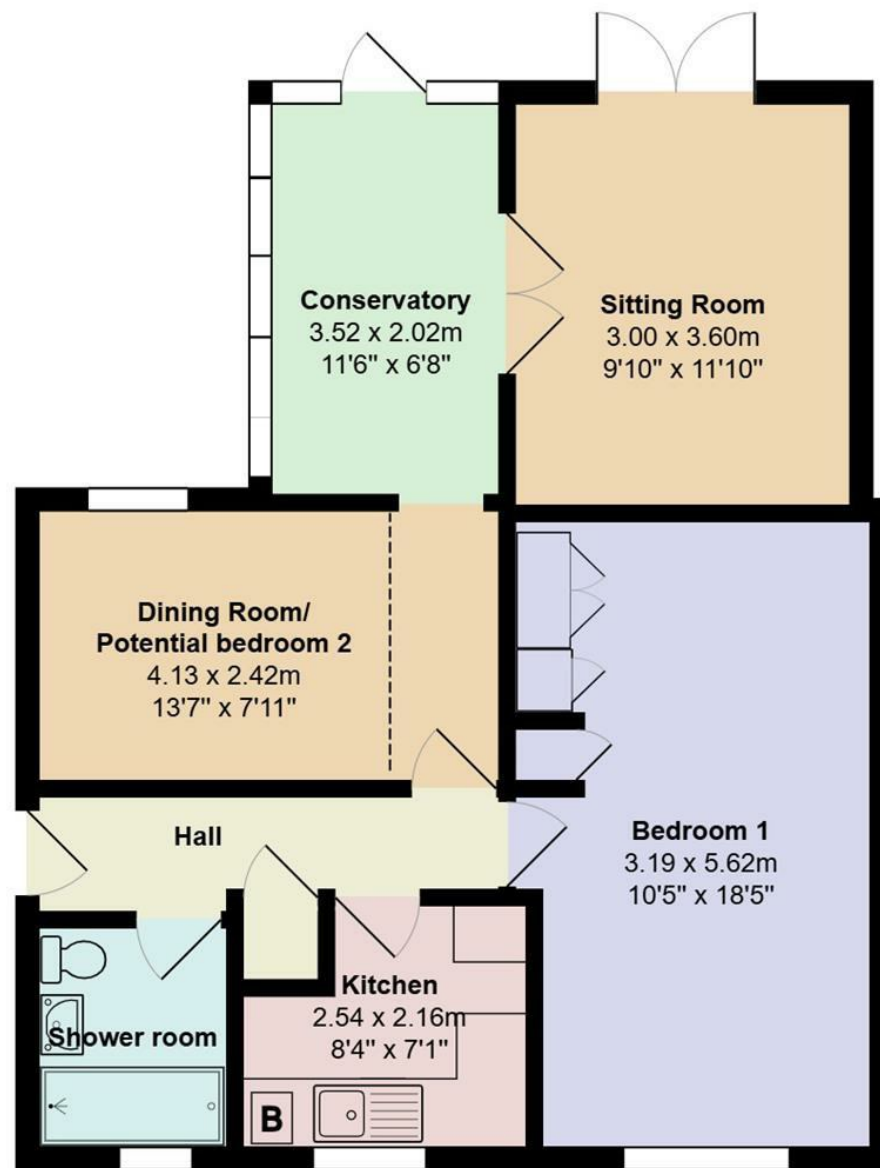
Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

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

What3Words ///amazed.keeps.plays





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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