Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

15 Grove Park, Bury St. Edmunds, Suffolk, IP33 3BG

TICKING ALL THE BOXES – This beautifully presented semi-detached home has been much improved by the present vendor and offers an excellent level of well appointed accommodation.

Located within easy walking distance of the town centre and set in large gardens with ample parking, this superb home is bound to have wide appeal – making an early internal viewing highly recommended.

- Superbly presented semi detached house
- Occupying an established and well served location
- Hall, cloakroom, sitting room, dining room, kitchen
- 3 Good sized bedrooms, stylish bathroom
- Large west facing gardens, ample parking
- Upvc sealed unit glazing, gas fired central heating

Guide Price £350,000

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General Information

The property occupies an established setting and is within easy walking distance of the town centre and is close to many other local amenities including the Bury St. Edmunds Leisure Centre, West Suffolk College, St Edmundsbury Primary School and King Edward VI Upper School. The A14 is also within easy reach, providing good access to Ipswich, Cambridge and London via the A11/M1.

If you have been looking for a well located home, large enough for all the family - look no further! We loved everything about this superb home and are confident you will too.

The property has been fully renovated over the last 5 years by the present vendor and now offers a very comfortable range of accommodation which is served by gas fired central heating and uPVC sealed unit glazing. In addition to replacing windows, boiler and heating the owner has also installed a stylish kitchen, contemporary bathroom and cloakroom.

On the ground floor: The entrance hall leads to the sitting room and separate dining room. The sitting room is a very well proportioned dual aspect room with french doors that open up into the gardens and an attractive fireplace with woodburner. The dining room has 2 large built-in cupboards and opens into the modern kitchen which includes ample appliance space and an integrated oven, hob and cooker hood. There is a further door to the outside and also a door into the cloakroom.

On the first floor: A bright and spacious landing area leads to all 3 bedrooms and the refitted bathroom. Bedroom 1 is a large double room and includes a wall of fitted wardrobes with sliding doors. Bedrooms 2 and 3 are both large enough for double beds if desired.

Outside
The gardens to the front of the house have been hard landscaped to provide parking for at least 3 cars. A side access leads to the enclosed rear gardens which enjoy a west facing aspect and are of a very good size. Laid extensively to lawn and enclosed by fencing, the gardens afford a good degree of privacy and include a full width patio - providing the perfect space for entertaining. To the far end of the garden partially hidden from sight are 2 large timber sheds/workshops and a separate log store.

Directions
From the town centre: proceed down Parkway, turning left into Out Risbygate. Take the 4th right hand turning into Grove Road. Take the first left into Grove Park and the property will be seen on the left, marked by our for sale board.

Entrance hall

Cloakroom

Sitting Room 15'11 x 11'11 (4.85m x 3.63m)

Dining Room 10'1 x 8'9 (3.07m x 2.67m)

Kitchen 12'1 x 6'7 (3.68m x 2.01m)

Landing

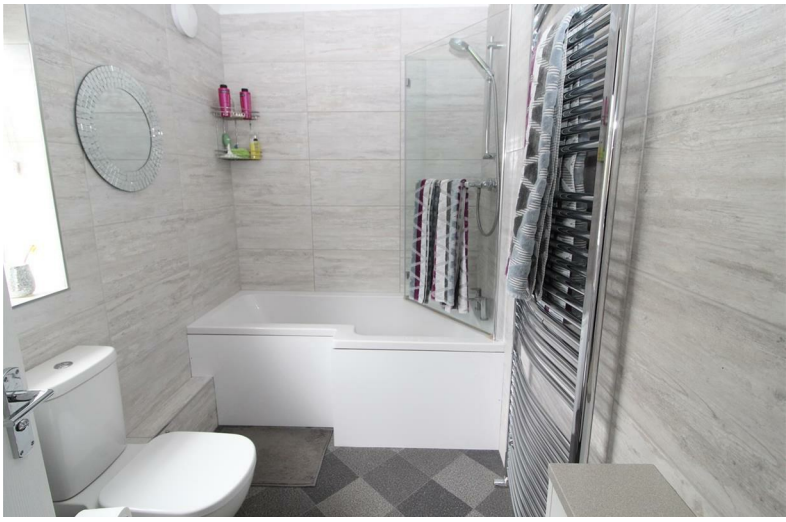
Bedroom 1 13'10 max x 10'0 (4.22m max x 3.05m)

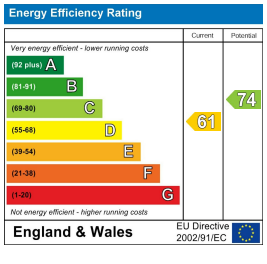
Bedroom 2 11'7 x 8'1 (3.53m x 2.46m)

Bedroom 3 9'4 x 7'4 (2.84m x 2.24m)

Bathroom 8'9 x 5'4 (2.67m x 1.63m)

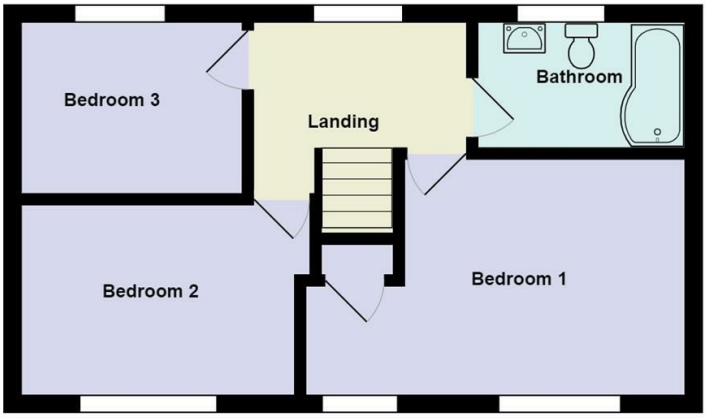
Gardens





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 fitting. 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 web site, please contact our offices immediately.

Kitchen
Sitting Room
Dining Room


Bedroom 3
Landing
Bathroom
Bedroom 2
Bedroom 1

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