Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Torridon, Low Street, Bardwell, Bury St. Edmunds, Suffolk, IP31 1AR

MORE THAN MEETS THE EYE! - This superbly presented detached chalet style home is a great deal larger than you might think from the outside and provides an excellent range of well appointed accommodation.

The property occupies a pleasant non-estate village location and is set in beautifully landscaped grounds which extend to around 1/3rd acre (STS), including extensive parking and a large garage.

- Surprisingly spacious and attractively presented detached chalet style home
- Hall, bathroom, large sitting room, separate dining room
- Fitted kitchen/breakfast room, utility, guest bedroom and en suite shower
- 3 Spacious first floor bedrooms, study and shower room
- Gas fired central heating, uPVC glazing, solar panels
- Glorious gardens, large garage, extensive parking

Guide Price £475,000

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General Information

Torridon occupies a lovely setting towards the edge of this pretty Suffolk village. Bardwell has a post office, two public houses, a primary school and a fine church. The property is located approximately 1½ miles from the well-served villages of Ixworth and Stanton, which both offer further schooling and a good selection of local shops. The historic market town of Bury St Edmunds is located only 10 miles from the property, which offers a wider range of shopping, leisure and cultural facilities as well as access to the A14, providing links to Cambridge, Ipswich and London/Stansted Airport via the A11/M11.

As previously mentioned, the property is somewhat larger than you might expect - as can be seen from the floor plan. The house offers versatile accommodation, making it ideal for anyone looking for flexible living space. The property was built in the 1970s and has been owned for many years by the present vendors. In recent years the property has been much improved and updated and now offers beautifully appointed accommodation with well-proportioned rooms and lots of natural light.

In addition to mains gas-fired central heating and uPVC sealed unit glazing the property now benefits from solar panels which have significantly reduced electricity costs.

On the ground floor: The entrance hall leads into the dual-aspect sitting room which has a feature fireplace, sliding doors to a side patio area and large picture windows which overlook the rear gardens. There is a separate dining room, a fully fitted kitchen/breakfast room with integrated appliances and an adjoining utility room. There is a guest bedroom with en suite shower room and a further family bathroom.

On the first floor: The landing area leads to a study, 3 further bedrooms, a walk-in cupboard and an additional shower room.

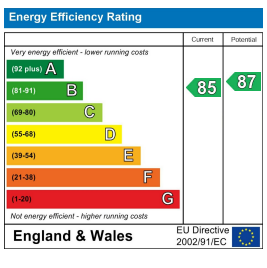
Outside
The property is set back quite a distance from the road, with a long driveway providing parking and turning for a number of cars and ample space to park a caravan or motorhome. The remainder of the front gardens are laid mainly to lawn and are planted with mature trees. A further area of driveway leads up to the large garage which benefits from having power and light connected and a remote controlled door.

The rear gardens are a superb feature of the property and are of a very generous size. Laid extensively to lawn and planted with an impressive variety of specimen shrubs and trees, the gardens include a greenhouse, ornamental pond and various sheds. There is a large patio terrace and a further side patio area, each providing the perfect space to relax and entertain.

COUNCIL TAX - BAND E

Directions
Leave Bury St. Edmunds on the A143 toward Diss. Continue through Great Barton and on to Ixworth. At the roundabout take the 3rd exit and continue to the next roundabout, take the first exit onto the A1088 and then the next right onto Bardwell Road. Continue to Bardwell and onto Low Street. The property will be seen on the left-hand side, just after Knox Lane and is marked by our for sale board.

Reception Hall
Bathroom 6'10 x 6'10 (2.08m x 2.08m)
Sitting Room 25'0 x 13'1 (7.62m x 3.99m)
Dining Room 11'6 x 9'5 (3.51m x 2.87m)
Kitchen/Breakfast Room 12'0 x 11'0 (3.66m x 3.35m)
Utility 6'10 x 5'11 (2.08m x 1.80m)
Guest Bedroom 12'0 x 10'2 (3.66m x 3.10m)
En Suite Shower 5'10 x 5'2 (1.78m x 1.57m)
First Floor
Master Bedroom 13'1 x 12'8 min (3.99m x 3.86m min)
Bedroom 2 12'0 x 9'7 min (3.66m x 2.92m min)
Bedroom 3 9'8 x 9'5 (2.95m x 2.87m)
Study 9'7 max x 5'3 (2.92m max x 1.60m)
Shower Room 6'0 x 5'1 (1.83m x 1.55m)
Walk in Cupboard 7'0 x 6'10 (2.13m x 2.08m)
Garage 20'8 x 15'8 (6.30m x 4.78m)
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.

Sitting Room
Reception Hall
Dining Room
Kitchen / Breakfast Room
Guest Bedroom
Ensuite
Utility
Eaves
Master Bedroom
Study
Bedroom 3
Walk in Cupboard
Bedroom 2

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