Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

19 Townlane Road,
Bury St. Edmunds, IP33 2TE

Guide Price
£415,000

A fantastic family home, much improved, in a popular location close to town.

This lovely home has been hugely improved by our vendors, and now offers a quality 2 storey extension, giving an extra reception, utility room and cloakroom downstairs, plus bedroom and bathroom upstairs.

Full interior re-modelling has also been completed AND energy improvements made throughout the house. These include energy efficient downlighting, triple glazed windows, and solar panels. The rear gardens are also attractively laid out with raised beds for the keen gardener to potentially grow-their-own produce!

This property is immaculately presented, and attractively decorated ready for the next owner to just move in, unpack, then enjoy!

- Four bedroom Link-Detached home
- Immaculate presentation throughout
- Updated, and extended accommodation
- Living room, dining room, fitted kitchen
- Ground floor cloakroom, 2 upstairs bathrooms
- Utility room, shed, greenhouse, gardens
- 2 x off road parking spaces
- Gas Heating, Solar Panels, Triple Glazing

This lovely home is in a great position, close to all local amenities, also close by is Hardwick Heath, and Nowton Park, on what's often considered the 'best' side of town!

Outside - a block paved driveway gives access to the garage, and provides a parking area for 2 vehicles. There is a side gate leading to the rear garden.
Inside - a good sized porch welcomes you and leads via a glazed door into the hallway.

There is a smart re-fitted kitchen with ample storage, soft-close units, two ovens, induction hob, integrated dishwasher, ample worktop preparation area, and space for a large fridge-freezer. The original cloakroom has been removed to open up the kitchen space, and relocated into the new extension. From the kitchen there is also a handy 'hatch' to the living room to pass through snacks and drinks!

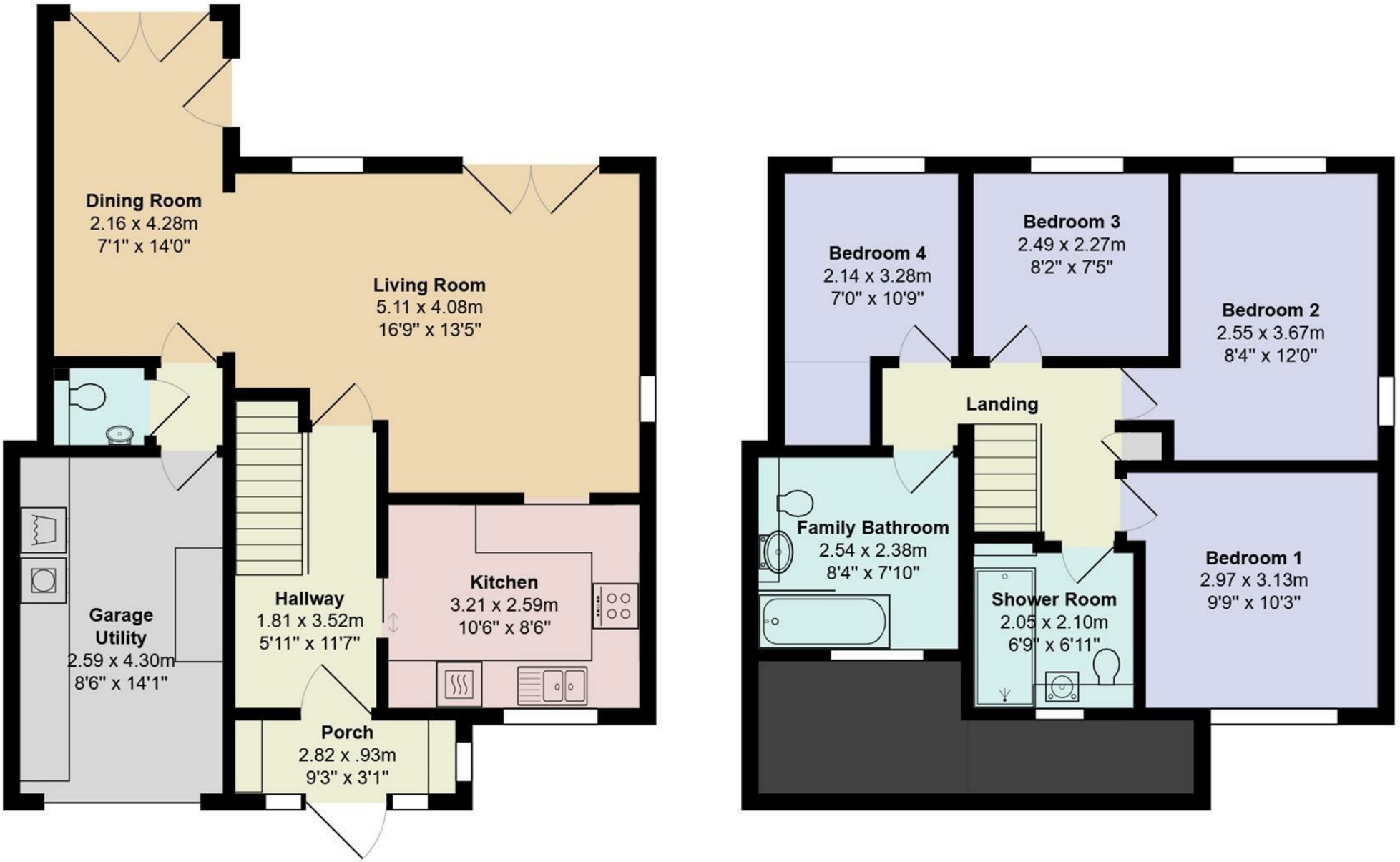
The spacious living room with French doors and windows overlooking the rear garden, is a comfortable room and leads through into the separate dining room, in the extension to the rear. Again, this room enjoys large windows and French doors, to access the rear garden. These rooms combined give ample space for family gatherings and entertaining and are bright and welcoming.

There is an inner hall leading through to the cloakroom, and to the utility room (garage) housing the laundry facilities and providing further storage space.

Upstairs, a landing leads to all first floor rooms - four bedrooms, a great family bathroom which has been smartly fitted including bath with shower over, and ample fitted storage, also there is a separate shower room positioned adjacent to the front bedroom. There is also access to the loft, and an airing cupboard.

Outside the rear gardens are fully enclosed and offer neatly laid-out raised beds and a lawned area, plus pathways, greenhouse and garden shed. There is a patio area and side access via a gate.

COUNCIL TAX - BAND C (West Suffolk)
ENERGY PERFORMANCE RATING - TBA
SERVICES - All main services are connected
BROADBAND - Ofcom states Ultrafast is available
MOBILE - Ofcom states all providers are likely outdoors
WHAT3WORDS -//////seeing.acute.tour



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