



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

39 East Close,
Bury St. Edmunds, Suffolk, IP33 1UQ

Offers In Excess Of
£375,000

INDEPENDENT ESTATE AGENTS

Stylish semi detached townhouse occupying a prime town Location

Occupying a pleasant setting, this beautifully presented townhouse is just a short walk from the historic town centre, Abbey Gardens, and the train station. Built in 2013 by renowned local developer Hopkins Homes, the property has been owned from new by its current owners.

Offering spacious, flexible accommodation over three floors, this attractive home would be ideal for families, professionals, or investment buyers seeking modern living in a well-connected setting.

With a view over a small green to the front, attractively landscaped to the rear, plus a garage and parking, this superb house has much to offer.

- Three storey modern townhouse
- Hall, cloakroom, large kitchen/diner
- Snug, spacious first floor sitting room
- 4 Bedroom, en suite & family bathroom
- Gas central heating, sealed unit glazing
- Lovely rear gardens, garage & parking
- Ideal family home or for investment
- Internal viewing essential



The property, which has a light colour scheme, benefits from gas-fired central heating and sealed unit glazing. and in more detail comprises:

Ground Floor

Step into a welcoming entrance hall with a cloakroom and built-in storage. To the front is a versatile snug or dining room, while to the rear lies a generous L-shaped kitchen/breakfast room—a superb space with a utility area, garden access, a good range of fitted units, and plenty of room for dining and entertaining.

First Floor

This level is perfect for family life or relaxing. The bright and airy sitting room enjoys views over a green to the front and is flooded with natural light from two large windows. A spacious double bedroom and a well-equipped family bathroom complete this floor.

Second Floor

The top floor includes three further bedrooms. The main bedroom features a private en suite shower room. There's another double bedroom, and a smaller single that works well as a study or hobby space.

Outside

The rear garden has been beautifully landscaped and is planted with a variety of mature shrubs and trees. Enclosed by fencing and affording a good degree of privacy, the gardens include a sheltered patio and a rear gate which leads to an allocated parking space in front of a single garage with light, power, and a rear courtesy door directly into the garden.

Investment Opportunity

This property is also a strong candidate for investors, with an estimated rental income of around £2,000 per calendar month.

COUNCIL TAX - BAND E (West Suffolk)

ANNUAL SERVICE CHARGE - Approx £111 PA

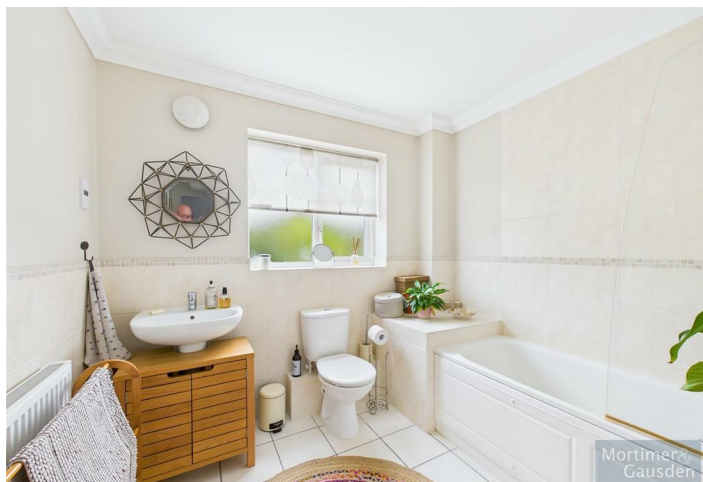
ENERGY PERFORMANCE - Current C Potential B

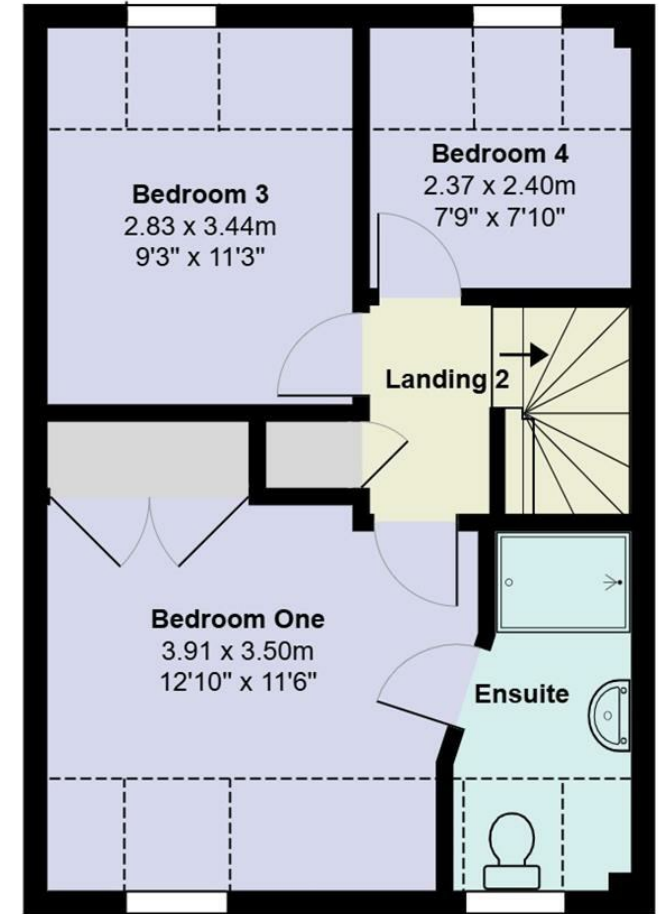
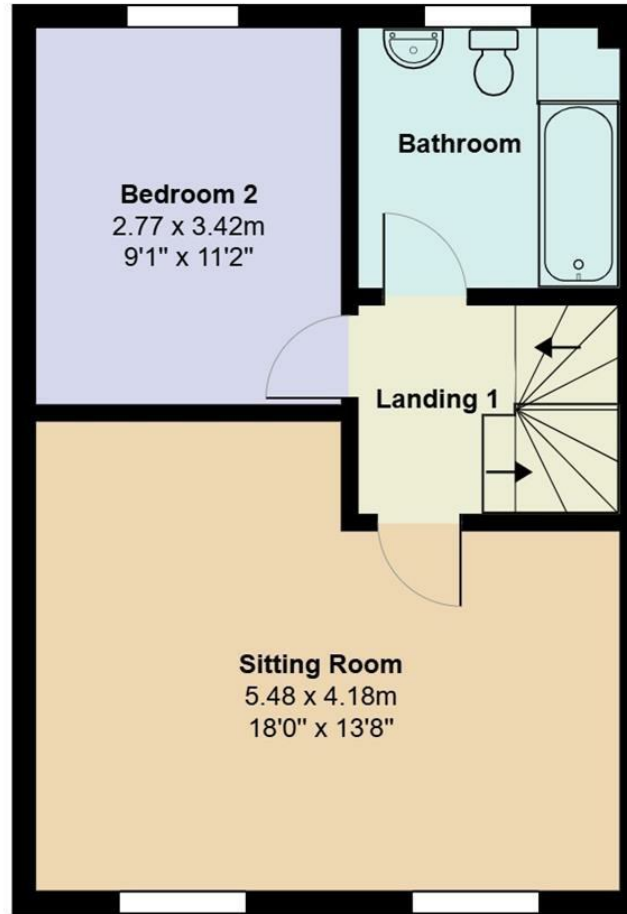
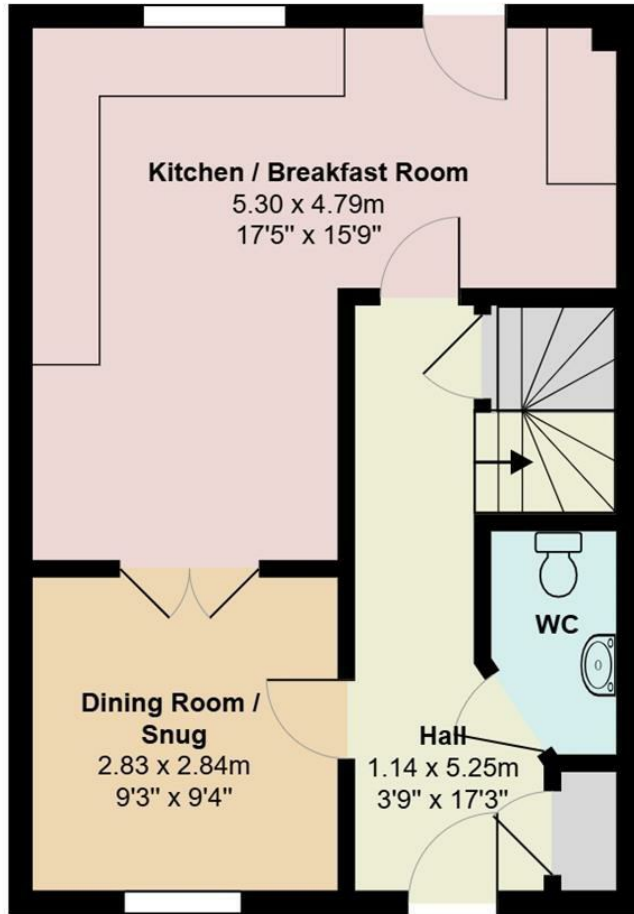
SERVICES - All main services are connected

BROADBAND - Ofcom: Ultrafast is available

MOBILE - Ofcom: all providers are likely

WHAT3WORDS - /~~~~/likewise.broom.incorrect





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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