

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



23 The Street, Hepworth,  
Diss, IP22 2PS

Offers In Excess Of  
£325,000

M&G  
PARTNERSHIP

## A spacious semi-detached village home with large gardens

Occupying a pleasant non-estate setting within the picturesque village of Hepworth, this extended semi-detached house offers generous and versatile accommodation, perfect for family living.

The property has been thoughtfully enlarged with the addition of a conservatory and provides light, comfortable living spaces that flow beautifully from room to room.

Set in extensive, private gardens with ample parking for a number of vehicles, the home enjoys a peaceful position within easy reach of both Bury St Edmunds (12 miles) and Diss (11 miles), which has a mainline rail link to London, Liverpool Street.

This spacious home is perfect for those seeking the 'good life' with plenty of room for bouncy dogs, curious cats and even a few clucking chickens!



- Extended semi-detached village home
- Occupying a non-estate village setting
- Spacious dual-aspect kitchen/dining room
- Sitting room with wood burner, conservatory
- Utility room, cloakroom, and home office
- 3 Good sized bedrooms, modern bathroom
- Large private gardens, extensive parking
- Oil-fired heating. uPVC sealed unit glazing



The property, which benefits from oil-fired central heating and uPVC double glazing, in more detail comprises:

#### Ground Floor

An entrance hall includes 2 built-in cupboards and leads through to a large dual-aspect kitchen/dining room with doors opening into the conservatory. This superb family space is very much the heart of the home and offers ample room for dining and entertaining. An opening leads into a very comfortable sitting room featuring French doors to the garden and a fireplace with an inset wood burner.



The kitchen/breakfast room also connects to a bright conservatory - a lovely space for relaxing and enjoying the garden views. From the kitchen, a door leads to a useful utility area with a cloakroom off, and there is a further room currently arranged as a home office.

#### First Floor

Upstairs, the landing gives access to 3 good sized bedrooms and a modern family bathroom.

#### Outside

The property stands in large, enclosed gardens affording a high degree of privacy. The grounds are mainly laid to lawn and include a variety of outbuildings, ideal for storage or hobbies. There is plenty of space for those wanting to enjoy a more self-sufficient lifestyle, with room for a vegetable plot.

To the front of the house, there is ample off-road parking for several vehicles.

COUNCIL TAX - Band B

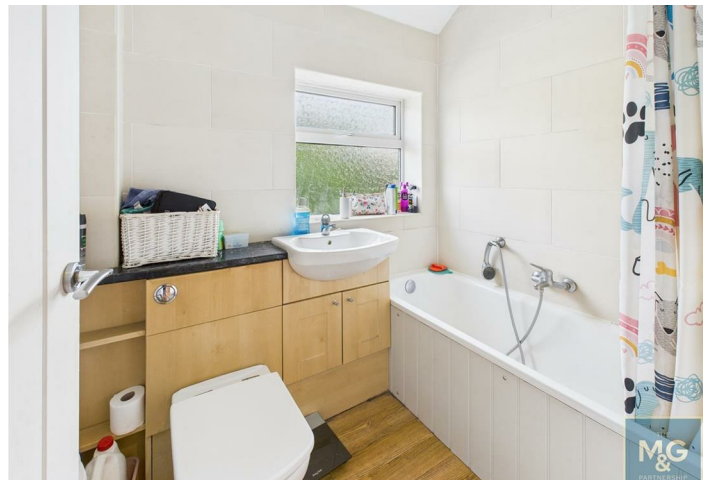
ENERGY PERFORMANCE RATING - D

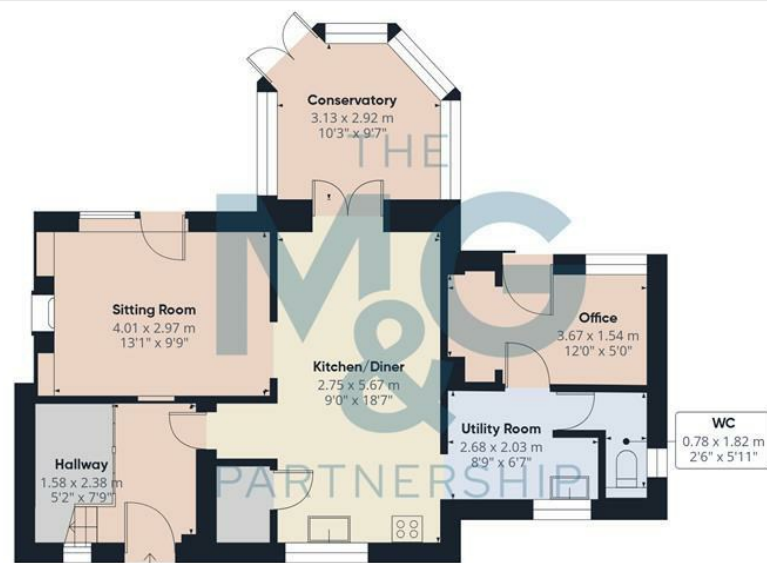
COUNCIL - West Suffolk. SERVICES Mains water, electricity, oil fired heating

BROADBAND - Ofcom states Superfast broadband is available

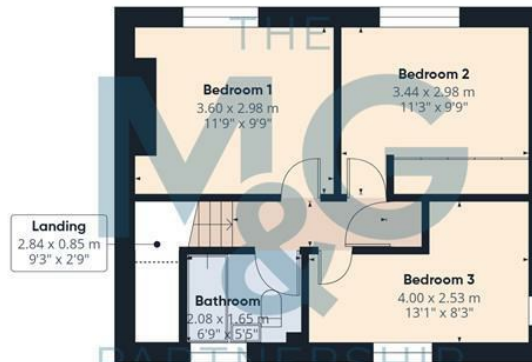
Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///member.education.hobby





Floor 0



Floor 1

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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526