Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

105 Queens Road, Bury St. Edmunds, IP33 3EP

MORE THAN MEETS THE EYE – This deceptively spacious semi-detached home provides an impressive range of accommodation, which is arranged over 3 levels and includes 3 double bedrooms, all with en suite facilities.

The house occupies an established and much sought after location, within easy walking distance of the town centre. It has landscaped gardens and allocated parking to the rear.

- Well located semi detached townhouse
- Hall, cloakroom, bay fronted sitting room
- Superb/kitchen/dining/family room, utility
- 3 Double bedrooms all with en suite facilities
- Private hard landscaped gardens, parking
- Gas fired central heating, sealed unit glazing

Guide Price £450,000

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General Information

Queens Road is possibly one of the most sought after residential areas in Bury St. Edmunds and is within comfortable walking distance of the town centre and all other local amenities, including schooling for all ages.

The property was built in 2008 and is somewhat larger than you might expect from the outside. It was designed to fit in with the neighbouring Victorian houses and boasts similar features such as well proportioned rooms and good ceiling heights. The house is located in a conservation area so has wooden sealed unit glazing (rather than uPVC) and benefits from gas fired central heating.

In our opinion, the property would be perfect for a family or indeed anyone looking for an easily maintained home with flexible accommodation. The house would also suit anyone looking for a centrally located property they can 'lock and leave' or perhaps as a worthy addition to their investment portfolio.

On the ground floor: The entrance hall leads into the sitting room which has a bay window. An inner hall with cloakroom and utility off leads into the superb kitchen/dining /family room. The refitted kitchen area includes an integrated fridge freezer, dishwasher, double oven and hob. The open-plan dining area is the perfect place to entertain and has bi folding doors opening up onto the raised decked terrace.

On the first floor: The master bedroom is of a very generous size and includes bespoke fitted wardrobes and an en suite shower room. Bedroom 3 is also on this floor and is currently being used as a home office, it also has an en suite shower room.

On the second floor: The top floor could easily be used as a master or guest suite and includes a spacious en suite bathroom.

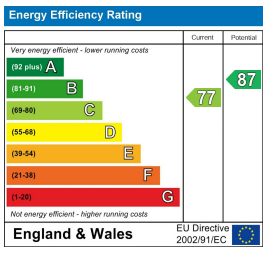
Outside
The main gardens are to the rear of the property and have been attractively hard landscaped for ease of maintenance and to provide a large area for entertaining and outside dining. A rear pedestrian access leads to the allocated parking space. Permit parking is also available to the front of the house.

Agents note: There is an annual service charge of £260 which covers the maintenance of the communal areas.

COUNCIL TAX - BAND D

Directions
From the town centre, proceed up Kings Road crossing over Parkway into the 2nd part of Kings Road. Follow this road around into Albert Crescent leading into Queens Road. The property will be seen on the right-hand side marked by our for sale board.

Entrance Hall
Sitting Room 14'8 x 15'5 max (4.47m x 4.70m max)
Cloakroom
Utility 6'6 x 5'7 (1.98m x 1.70m)
Kitchen 12'1 x 7'8 (3.68m x 2.34m)
Dining Area 9'7 x 8'1 (2.92m x 2.46m)
First Floor
Master Bedroom 14'8 x 14'3 (4.47m x 4.34m)
En Suite Shower
Bedroom 3 12'0 x 8'1 min (3.66m x 2.46m min)
En Suite Shower
Second Floor
Bedroom 2 11'3 x 11'5 min, 22'0 max (3.43m x 3.48m min, 6.71m max)
En Suite Bathroom 10'2 x 6'2 (3.10m x 1.88m)
Gardens
Parking



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.

Dining Room
B
Utility
Kitchen
Inner Hall
Cloakroom
Sitting Room
Hall
En Suite
Bedroom 3
Landing
En Suite
Master Bedroom
Bedroom 2
En Suite Bathroom
Eaves Storage

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