THE
Mortimer
& Gausden
PARTNERSHIP

15 Woodside Close,
Bury St. Edmunds, Suffolk, IP33 2TF

Guide Price
£389,950

Feels like home from the moment you step inside

An attractively presented linked-detached house in a superb cul-de-sac setting.

Situated within easy reach of West Suffolk Hospital, Hardwick Heath, and Nowton Park, this home occupies a tranquil cul-de-sac setting, backing onto woodland pathways connecting to recreation areas.

The property has been substantially extended, including a garage conversion and a 2-storey rear extension, offering far more space than meets the eye.

Providing 3 double bedrooms, a lovely sitting room with a wood burner, a separate dining room, and a large family kitchen-diner, this superb home will suit families, professionals, or anyone seeking space and comfort.

- Substantially extended link detached house
- Occupying a superb cul-de-sac setting
- Cloakroom, large kitchen/diner family room
- Sitting room with wood burner, dining room
- 3 double bedrooms, bathroom, shower
- Enclosed corner plot gardens, parking
- Gas central heating, uPVC sealed unit glazing

The property, which benefits from gas-fired central heating and uPVC sealed unit, provides exceptionally well appointed accommodation including:

An entrance hall with cloakroom off, leads into the expansive kitchen/diner/family room which features and extensive range of fitted units and integrated appliances including fridge, freezer, dishwasher, washing machine, electric oven, and gas hob. A kitchen island offers extra worktop space and room for bar stools, providing the perfect space for entertaining.

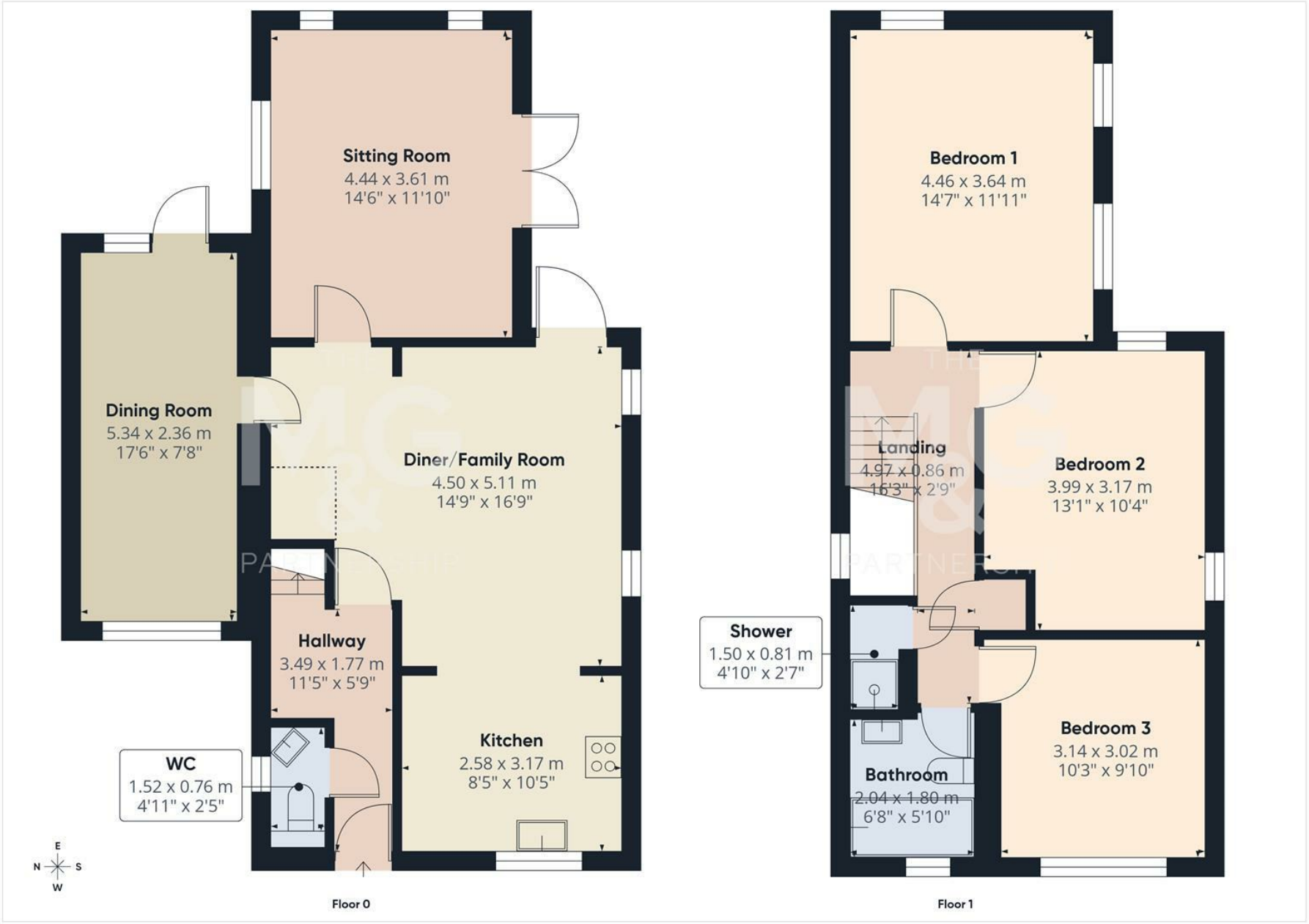
There's a separate good-sized dining room, and a very comfortable sitting room, with wood burner, and doors opening into the garden.

Upstairs, the landing has an airing cupboard and a separate shower. There are 3 double bedrooms, with bedroom 1 having fitted wardrobes. Finally, there is a stylish family bathroom.

Outside, a front driveway offers parking, with the remainder of the front gardens being attractively planted with flowering shrubs. A side access leads to a private rear garden with patio, shed, and gate to the rear.

Agents note: The property has a gas-fired combination boiler which is approximately 6 years old and is located in the part boarded loft which has a ladder.

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



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