

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



4 Rembrandt Way,  
Bury St. Edmunds, IP33 2LP

Guide Price  
£465,000



## *Recently refurbished detached bungalow - much sought-after area*

If you're searching for a home that combines exceptional quality with stylish living, this beautifully refurbished detached bungalow is sure to impress. Finished to an outstanding standard throughout, this superb property simply has to be viewed to be fully appreciated.

Occupying a pleasant position on Rembrandt Way, the bungalow is situated on the highly sought-after South-Western side of Bury St Edmunds. It enjoys a convenient location just a short distance from the West Suffolk Hospital and the picturesque Hardwick Heath, offering the perfect balance of accessibility and green open space.

A range of local shops and everyday amenities are within easy reach, while Bury St Edmunds' thriving town centre is approximately 1.5 miles away. Whether travelling by car, on foot or via the nearby cycleway, you'll have easy access to the town's excellent shopping, restaurants, cafés, theatre and historic attractions, making this an ideal home for those wishing to enjoy everything this vibrant Suffolk market town has to offer.

- Established and highly sought after location
- Having been refurbished to a high standard
- Sitting room, dining room, refitted kitchen
- 3 bedrooms, refitted shower room
- New sealed unit uPVC windows
- New gas boiler and radiators
- Landscaped gardens, newly laid driveway





As previously mentioned, the property has been comprehensively refurbished by the current owner, who originally intended it to be a long-term home. As a result, every improvement has been carried out to his own exacting standard with a focus on quality rather than simply preparing the property for sale. A change in circumstances now presents a rare opportunity for a new owner to acquire a bungalow that offers the feel of a brand-new home, whilst retaining the benefits of traditional construction, good room proportions and an abundance of natural light.

The extensive programme of improvements includes the professional cleaning of the roof, together with the installation of new fascias, barge boards, soffits, gutters and downpipes. A new Bosch gas-fired boiler and radiators have been fitted, while the electrical system has been upgraded with a new consumer unit. The property also benefits from a stylish new fitted kitchen, complete with a double oven, ceramic hob, extractor hood, integrated dishwasher and water softener.

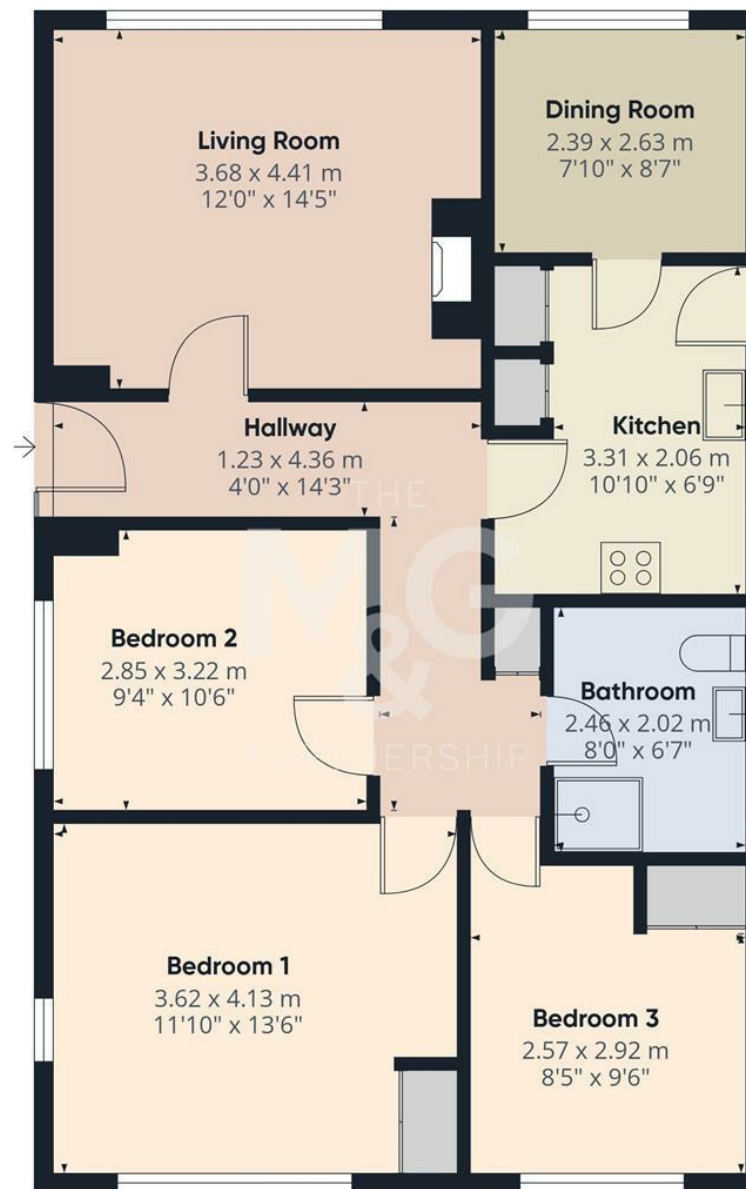
New uPVC double-glazed windows have been installed throughout, complemented by a new rear door and an attractive composite front door. The shower room has been beautifully refitted to a high standard, while the interior has been redecorated throughout and enhanced with stylish new internal doors, quality new carpets and Karndean flooring.

In addition to the works detailed above, the property has benefited from numerous further improvements, all carried out with meticulous attention to detail. The result is an exceptional home that is ready to move straight into and enjoy from day one.

Outside, the transformation continues with beautifully re-landscaped gardens designed for ease of maintenance and year-round enjoyment. A new 8' x 6' timber shed has been built, while to the front, a smart newly laid driveway provides generous off-road parking and access to the garage, completing this exceptional turnkey home.

EPC - D  
Council Tax: D - West Suffolk  
Services: All main services connected  
Broadband: Ofcom states ultrafast is available  
Mobile: Ofcom states all providers are likely  
What3Words: ///cats.spans.factory





Floor 0 Building 1

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