Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

8 Salisbury Green, Bury St. Edmunds, Suffolk, IP33 2LN

SO MUCH SPACE – INSIDE AND OUT. If you have been looking for a well maintained home, with lots of living space, this substantially extended semi detached house could be ideal.

Set in private corner plot gardens, this CHAIN FREE home also has the benefit of having both a single garage and a much larger garage/workshop.

- Extended and much improved semi detached home
- Occupying a popular and well served location
- Porch, hall, sitting room, dining room, kitchen/breakfast room
- Utility, Bathroom, Master bedroom with en suite, 2 further bedrooms
- Corner plot gardens, Garage and large workshop
- Gas central heating, uPVC glazing. NO UPWARD CHAIN

Guide Price £325,000

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General Information

The property occupies a corner plot position, overlooking a small green and just off Barons Road, located a short distance from the Hospital and beautiful Hardwick Heath. The house is also close to 2 separate parades of shops and is on a regular bus route.

The town centre of Bury St. Edmunds is around 1.25 miles away and can be easily reached by car, foot or cycleway. Bury St. Edmunds offers an excellent level of recreational, educational and shopping facilities.

As previously mentioned this well maintained home offers a generous range of accommodation having been extended to both the side and rear. The house, which has gas fired central heating and uPVC sealed unit glazing, is being sold with the benefit of having NO UPWARD CHAIN.

On the ground floor: An entrance porch and entrance hall leads to the kitchen, bathroom and both reception rooms. The sitting room has a triple aspect and includes a feature fireplace and has views over the rear garden, whilst the separate dining/family room has a large picture window overlooking the front gardens and the green beyond.

The kitchen/breakfast room includes ample cupboards, worktop surfaces and appliance space. There is a large understairs cupboard in the kitchen and a door leading into the utility room. The utility room provides plenty of appliance space and has a door into the rear porch.

On the first floor: The landing leads to all 3 bedrooms including the master bedroom which has lots of built-in storage and an En suite shower room.

Outside
The gardens to the front of the house are laid to lawn. A driveway provides ample parking and gives access to both the garage and garage/workshop. A side gate leads to the enclosed rear gardens which enjoy a high degree of privacy and seclusion. Laid extensively to lawns the gardens have a summer house, shed and 2 patio areas.

The garage/workshop has separate double doors to the front and can also be accessed from the original garage. This space was originally designed to store a caravan but is large enough for many uses including as a spacious home gym or studio.

Directions
From the town centre proceed along Cullum Road and at the roundabout take the 3rd exit onto Wilks Road. Take the next right turning onto Barons Road then take the 6th righthand turning into Salisbury Green. The property will be seen in the bottom lefthand corner.

Entrance Porch

Entrance Hall

Sitting Room 18'5 x 12'3 (5.61m x 3.73m)

Dining Room 15'11 x 10'10 (4.85m x 3.30m)

Kitchen/Breakfast Room 12'9 x 10'2 (3.89m x 3.10m)

Utility 9'3 x 5'11 (2.82m x 1.80m)

Bathroom 7'11 x 5'4 (2.41m x 1.63m)

Rear Porch

Master Bedroom 13'4 x 9'4 (4.06m x 2.84m)

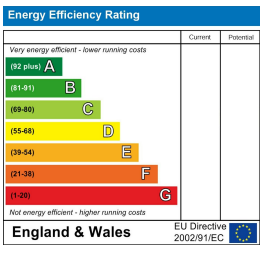
En Suite Shower

Bedroom 2 13'1 x 8'10 (3.99m x 2.69m)

Bedroom 3 9'10 x 6'11 (3.00m x 2.11m)

Garage 16'10 x 8'0 (5.13m x 2.44m)

Garage/Workshop 25'0 max x 17'0 (7.62m max x 5.18m)



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Rear Porch
Utility
Sitting Room
Kitchen/
Breakfast Room
Hall
Porch
Dining Room
Garage/Workshop
Garage
Bedroom 2
Bedroom 3
Landing
Master Bedroom