Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

40 Rembrandt Way,
Bury St. Edmunds, IP33 2LR

Guide Price
£425,000

Detached Bungalow In A Quiet Location

Occupying an attractive plot on the ever-desirable Rembrandt Way, this deceptively spacious, three-bedroom detached bungalow offers considerable internal and external space, whilst still remaining manageable.

Located within ease of reach to local amenities including Tesco Express, hairdressers and butchers, as well as close proximity to the thriving Bury St. Edmunds town centre, it's apparent to see the attraction the location holds.

Routine bus services are available, whilst the West Suffolk Hospital can be found within 0.5 miles.

- Generously Proportioned, Three Bedroom Detached Bungalow
- No Onward Chain
- Three Reception Rooms
- Utility Room With Access To Garden
- Single Garage Plus Workshop
- Desirable Location
- Driveway For Multiple Vehicles
- Family Bathroom & Cloakroom

Upon arrival you are greeted by a sizeable driveway suitable for numerous vehicles, with a hard landscaped front garden, perfect for framing the property with potted colour.

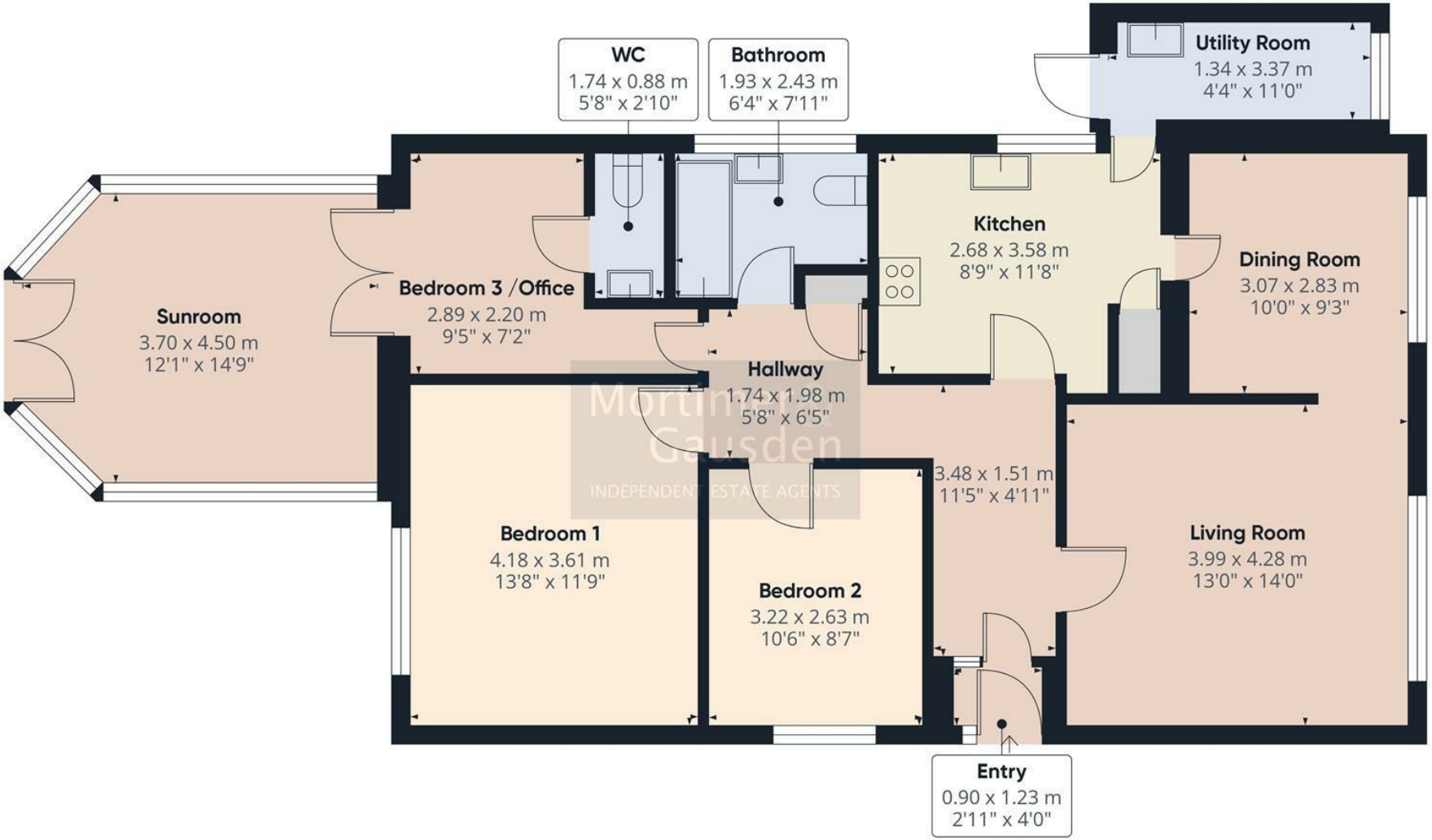
The property comprises:
Entrance porch with direct access to the L-shaped hallway. The sizeable lounge overlooks the front of the property and is bathed in natural sunlight courtesy of the uPVC double glazed windows, whilst the electric fireplace makes for a cosy focal point. The dividing wall provides seclusion from the dining room whilst still maintaining optimal space. The dining room provides access to the kitchen, which is fitted with a choice of low and high level storage to maximise practicality. Access into the utility room can also be found, which houses further storage and plumbing / electrical facilities.

All three double bedrooms sit to the rear and side of the property allowing both privacy and an abundance of natural light. Bedroom three, albeit the smallest, is currently utilised as an office and supports the cloakroom as well as access to the sizeable, all aspect conservatory, allowing you to enjoy the views of the garden all year round.

The family bathroom suite is fitted with wc, basin and bath with shower over, completing the interior of the property.

Outside:
The rear garden has been landscaped with a choice of both patio and lawn, creating a space for both scope or something more manageable. Side access to the workshop, complete with power, joins the rear of the garage whilst gated access leads to the front.

AGENT NOTES:
EPC - Awaiting
Council Tax: D
Services: All main services connected
Broadband: Ofcom states ultrafast is available
Mobile: Ofcom states all providers are likely
What3Words: ///computers.anthems.pushover



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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526