Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

6 Pinners Way,
Bury St. Edmunds, Suffolk, IP33 3JN

Guide Price
£385,000

A beautifully presented and much improved detached home.

This exceptionally well-maintained property occupies a quiet cul de sac setting, close to a range of local amenities and less than a mile from the town centre.

The house has been beautifully decorated and much improved and updated to include so many features, that an internal inspection is a must, to appreciate all that is on offer here.

In our opinion, the house would be perfect for a young family or indeed anyone looking for an attractively presented home in a superb location.

- Modern attractive detached 4 Bed home
- Spacious integrated kitchen/dining room
- Dual aspect living room, garden room
- Updated Bathroom, cloakroom
- 6.4KW Solar panels with battery/inverter
- Single Garage, driveway, EV charger
- Low maintenance enclosed gardens

On the ground floor: The entrance hall, with a cloakroom off, leads into the beautiful dual-aspect sitting room. There are French doors leading out to the patio area.

The kitchen-diner is spacious, smart and well-equipped, with a practical U shape layout ideal for the home chef, and with quality integrated appliances, and timber worktops. Included are a Bosch oven and separate grill, an induction 5 ring hob, and a built-in microwave, fridge-freezer, and separate wine fridge. There are built-under spaces for a washing machine and a separate drier.

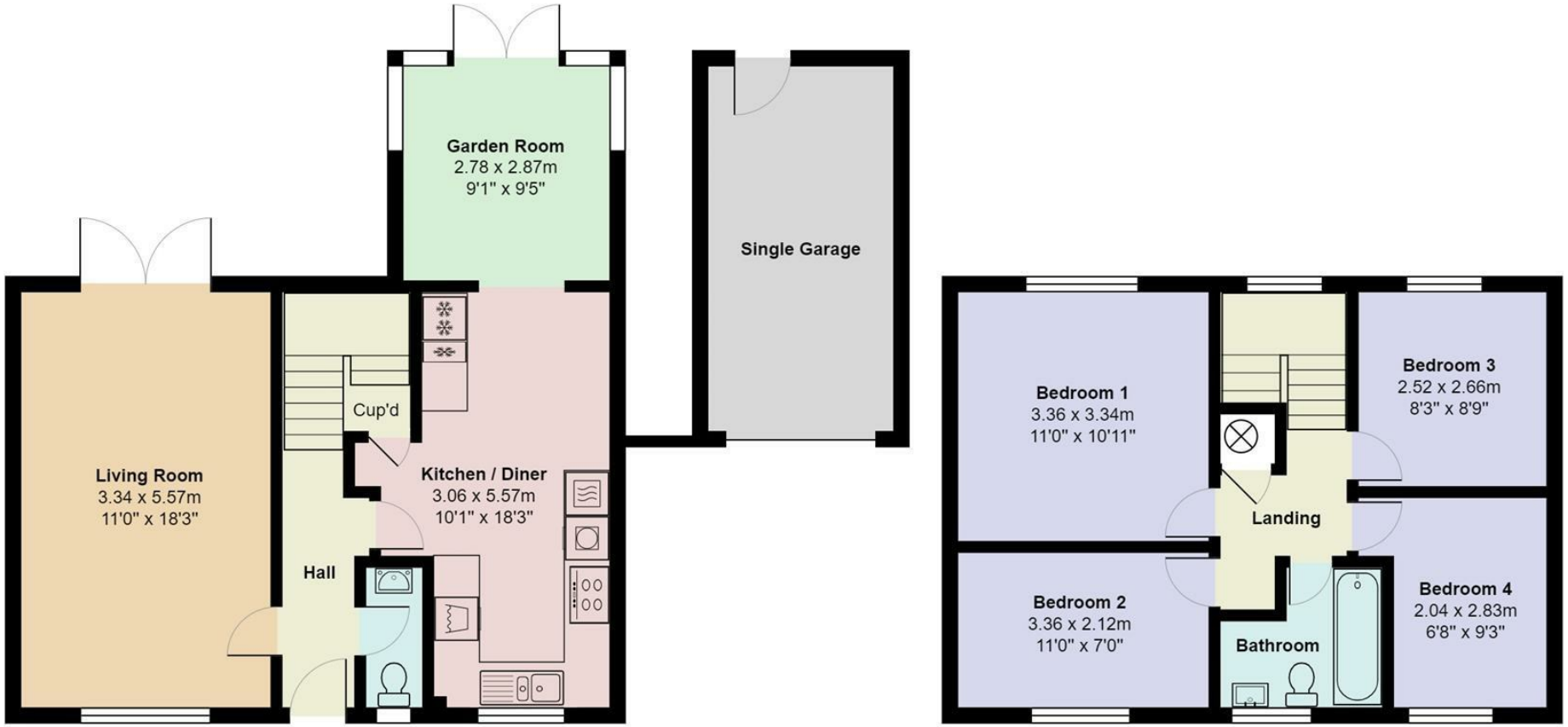
The Kitchen/dining area leads through an opening to the attractive Garden Room extension to the rear, again with French Doors, accessing the paved patio area and wide windows. The combined space of the kitchen/diner/garden room provides the perfect space for entertaining

Upstairs are the four good-sized bedrooms, and a family bathroom. Bedroom 4 being is currently set up as a study ideal for those people who work from home.

Externally there is a gated side access and a covered walk-through to the rear garden, and a single garage with up and over door, and loft storage above. The front garden and driveway is neatly presented with low maintenance finishes.

The rear garden is laid to lawn and fully enclosed with fencing, beyond the patio area. As noted before there is an excellent Solar PV system recently installed with 16 panels, and inverter and battery located in the garage.

EPC - currently C, potential, B
Council Tax - Band D



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