



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

105 Mortimer Road,
Bury St. Edmunds, Suffolk, IP32 7QA

Offers In Excess Of
£300,000

This lovely property is well presented & ideal for a couple or young family looking to live close to a wide range of local amenities.

The property occupies a pleasant setting in Moreton Hall. Local amenities include shops, post office, community centre, nursery, schools for all ages, doctor's surgery, church and a public house. There is also the Skyliner Sports Centre close by.

The town centre offers an extensive range of educational, recreational and shopping facilities and can be easily reached by car or by many cycle paths.

The A14 can be easily accessed, to Ipswich, Cambridge and London via the M11.

In our opinion this is a great modern family home with wide appeal for first-time buyers, families, or possibly to add to an investment portfolio.

- 3 double bedrooms, master with ensuite
- Bay fronted sitting room, cloakroom
- Spacious kitchen/diner, plenty of storage
- Impressive hallway, family bathroom
- Enclosed rear garden, with garden room
- Off street parking, with enclosed carport
- Popular and well-served location



The house, which benefits from gas-fired central heating (the combi boiler is approximately 4 years old) and uPVC sealed unit glazing, comprises:

Spacious entrance hall with cloakroom off, has double doors leading into the good sized bay fronted sitting room and French doors leading out to the rear garden.

The spacious fitted kitchen/dining room with integrated double oven, hob, cooker hood, again has a window to the front and French doors opening onto the rear garden. There is plenty of room here for a family dining table, and additional storage in full-height cupboards.

On the first floor: Landing with doors off to the master bedroom with ensuite shower room, which has recently been updated, 2 further good sized bedrooms, airing cupboard, and family bathroom. Bedroom 2 has a large built-in cupboard.

Outside

A small garden area to the front of the house and a driveway to one side provides off-street parking and access to the partially enclosed carport, for further parking, which features a roller door for privacy to the front and is open-ended to the rear. There is a useful open loft-storage space above.

The south-facing fenced enclosed rear garden features a range of mature plants. There is a patio immediately to the rear of the house. A timber garden shed behind the carport provides further storage (or home office potential) and there is a feature pergola with productive grapevine over, so you could even make your own home-made wine!

Council Tax, Band C

EPC - Current 77 C - Potential 89 B

COUNCIL - West Suffolk

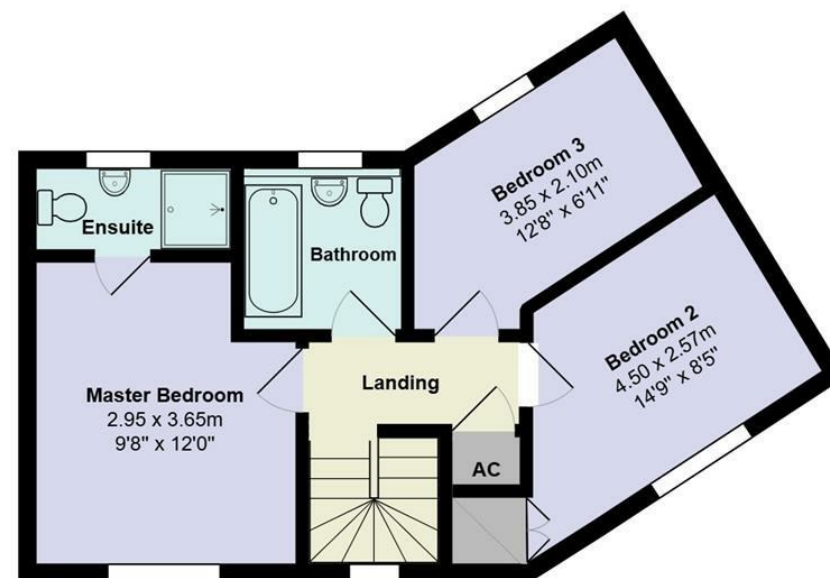
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - [///sifts.state.deferring](https://www.what3words.com/sifts.state.deferring)





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.

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