Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

7 Bederic Close,
Bury St. Edmunds, IP32 7DR

Guide Price
£545,000

A much loved and unique home - a split level bungalow in a highly regarded location - such a rare opportunity! First time offered for sale, since being designed and built.

A unique opportunity to acquire this detached individually built architect-designed home, in one of Bury's premier locations. Positioned in a highly regarded no-through road, close to the edge of Moreton Hall, with all the amenities this area offers.

The owner designed this family home and it was built in 1980. It is deceptively spacious, behind a very modest façade. The split level design gives a practical and roomy home, with very good separation between the living and sleeping accommodation. It was extended in the 90's and has been improved since.

This is where internal inspection is recommended to fully appreciate the generous size rooms and unique layout!

- Unique architect-designed and extended bungalow
- Split-level design with a practical layout
- Wrap around gardens with space and privacy
- Garage, conservatory, greenhouse, veg gardens
- 3 very spacious bedrooms, 2 bathrooms
- Modern kitchen, utility / boot room
- Gas central heating, uPVC double glazing, Solar panels
- Internal inspection highly recommended!

The accommodation comprises -

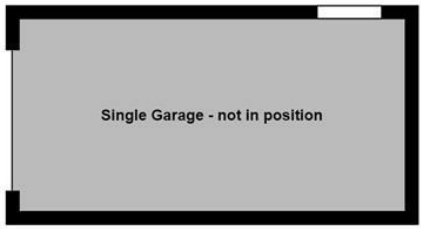
The generous entry hall is accessed from the covered porch, with steps up to a wide rear hall, with glazed doors leading to the living rooms.
First the large integrated kitchen with a practical U-shape layout, breakfast bar, eye-level oven, and integrated pantry, fridge-freezer and dishwasher. This room is bright with a window overlooking rear gardens, and leads into the separate utility / boot room.

The double aspect sitting room enjoys south facing French doors to side and a full height window to rear, has a feature fireplace and a lovely homely feel.
A separate dining room, leads out into a bright conservatory with French doors out on to the private gardens, these are perfect spaces for both entertaining and relaxing. There are large cupboards alongside the dining room for practical storage.

To the front and south side - three large double rooms, two with their own dressing areas, and one also with ensuite shower room, extended in the 90's to make for very generous sleeping quarters. There is also a separate family bathroom and cloakroom WC off the front hallway.

Externally the property enjoys patio areas, lawned area, planted borders, trellis dividers and established plants and a leafy outlook behind an area of decking ideal for your bbq and patio furniture. There are also side and front gardens laid out with practical raised beds for growing-your-own produce.
There is a generous shingled driveway to the front with space for parking 3-4 vehicles.
This leads to a detached single garage.

Energy Performance Certificate - C
Council Tax Band - E
Council - West Suffolk
Ofcom states - Mobile / Broadband available
What 3 Words ///slams.restored.detergent
Services connected - Mains Water, Electricity, Gas, Drainage



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