Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

30 Bridgeman Walk,
Bury St. Edmunds, IP32 6PE

Offers In Excess Of
£265,000

Extended & Reconfigured Three Bedroom Family Home

Located on a popular residential development in Bury St. Edmunds, this much improved, extended and reconfigured three-bedroom property is a great family home offering generous reception space alongside sizeable bedrooms.

Within close proximity to immediate amenities including shops, eateries, and a pharmacy as well as a choice of schools, the property is ideal for catering to everyday needs whilst located within 2 miles of the thriving town centre and 1.3 miles from the train station, ideal for those who regularly commute.

An abundance of parking can be found adjacent to the property, with the front of the property offering a small, enclosed, mostly laid to lawn front garden.

- Well-Presented Throughout
- Extended Dining Area With Bifold Doors
- Reconfigured, Four-Piece Bathroom Suite
- Entrance Porch With Access To WC
- Additional Utility Room
- Two Double Bedrooms & One Generous Single
- Spacious Lounge Overlooking The Front
- Great Family Home

The property comprises:

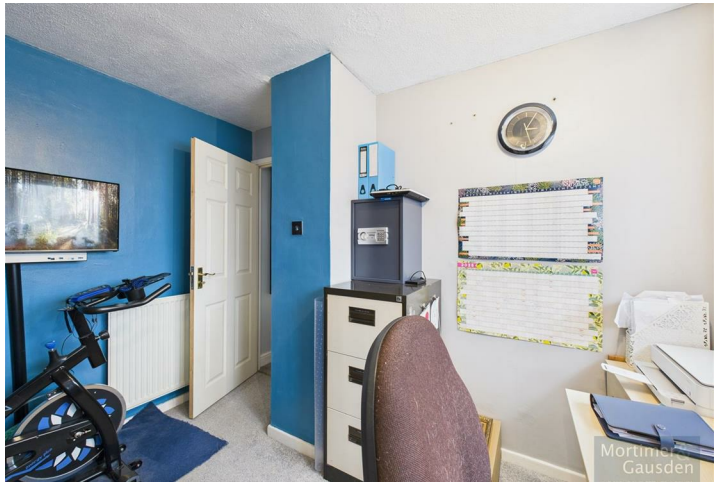
Ground Floor:
Upon entry, the extended porch has created the ideal space for coats and shoes, whilst holding access to the cloakroom fitted with WC, basin and plumbing facilities for a washing machine. The lounge is bathed in natural sunlight courtesy of the large UPVC window overlooking the front of the property, with the chimney breast providing a charming focal point to the room. The hallway has been reconfigured to accommodate access to the sizeable kitchen, complete with a choice of low and high level storage amongst freestanding appliances, as well as the utility room and wonderful dining area overlooking the private rear garden via bifold doors, complete with electric blinds.

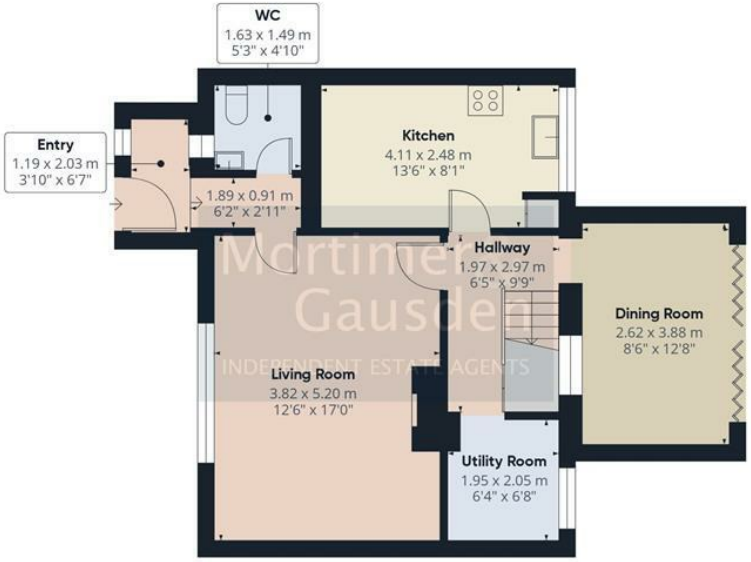
First Floor:
The generous landing holds access to all three bedrooms, family bathroom, storage cupboard and loft access. Both bedroom one and two are large double rooms overlooking the front of the property whilst bedroom 3, currently utilised as an office, can be found overlooking the rear. Completing the interior you find the modern, four-piece bathroom suite fitted with wc, basin, bath and shower cubicle.

We understand the loft is part boarded, and accommodates a fitted ladder.

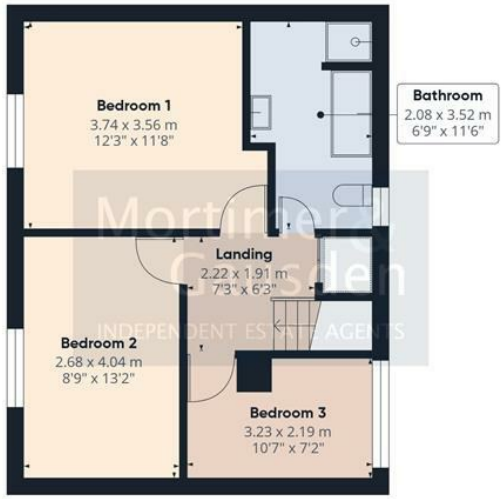
Outside:
The private, landscaped rear garden is low maintenance, finished with artificial grass and raised beds, perfect for mature shrubs and potted greenery. A raised seating area and storage, complete with power, can be found to the rear. Side gated access leads to parking.

Agent Notes:
Mains gas, electricity, water and drainage.
EPC Rating: C
Council Tax: B
Tenure: Freehold
What3Words: ///quoted.zoned.official
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0



Floor 1

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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