

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

27 The Croft, Bardwell,  
Bury St. Edmunds, IP31 1AN

Guide Price  
£280,000

MG  
PARTNERSHIP

*This modern semi-detached chalet-style home is located in the picturesque village of Bardwell.*

Occupying a pleasant cul-de-sac setting, this modern semi-detached chalet-style property sits within the heart of the much admired village of Bardwell, a community well known for its strong village spirit and appealing rural surroundings.

The property offers well-balanced accommodation, including a generous sitting room, a separate dining room and a fitted kitchen, with three bedrooms and a bathroom on the first floor, making it ideal for a range of buyers.

Bardwell offers a range of amenities, with the neighbouring village of Ixworth providing even more facilities. The thriving market town of Bury St. Edmunds is around 9 miles away.

- Well presented semi detached chalet
- Occupying a popular village setting
- Hall, cloakroom, fitted kitchen
- Spacious living room, dining room
- 3 Bedrooms , shower room
- Gas central heating - Newly fitted boiler
- Ample parking , enclosed gardens
- uPVC glazing



The property benefits from gas-fired central heating and uPVC sealed unit glazing and, in more detail, comprises:

#### Ground Floor

An entrance hall provides access to a cloakroom. The sitting room is of a very good size and includes a fireplace feature and patio doors leading out into the garden. There is a separate dining room, created from the conversion of the former garage, which provides valuable additional reception space or could be used as a 4th bedroom. The fitted kitchen includes a range of units with worktop surfaces and space for appliances, together with a larger understair cupboard/pantry.

#### First Floor

The landing leads to 3 well-proportioned bedrooms and a shower room.

#### Outside

The gardens to the front of the property are enclosed by fencing and hedging, and include space for parking 2 cars. A side access leads to the rear gardens, which enjoy a good degree of privacy and seclusion, providing a pleasant space to relax or entertain. Hard landscaped for ease of maintenance, the gardens include a raised decking area, patio and garden shed.

what3words ///disbelief.snoozing.section

Council Tax Band - C

Council - West Suffolk Council

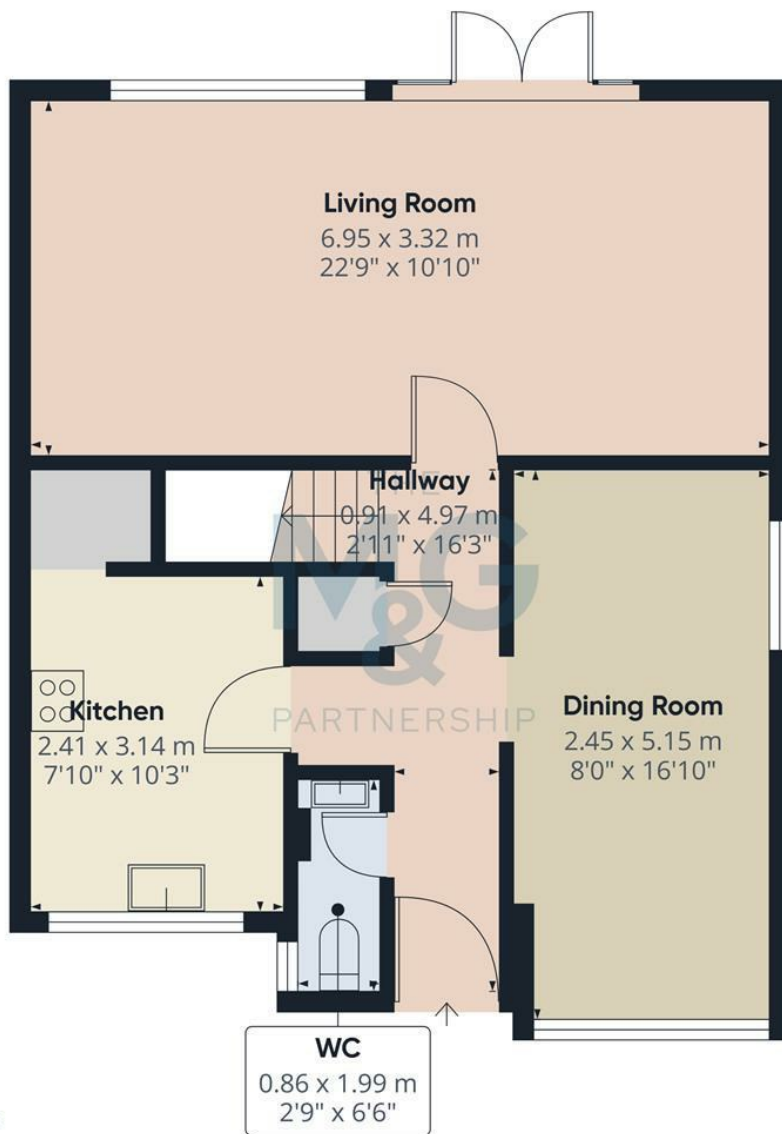
EPC rated Current - TBC

Ofcom - coverage - Superfast broadband

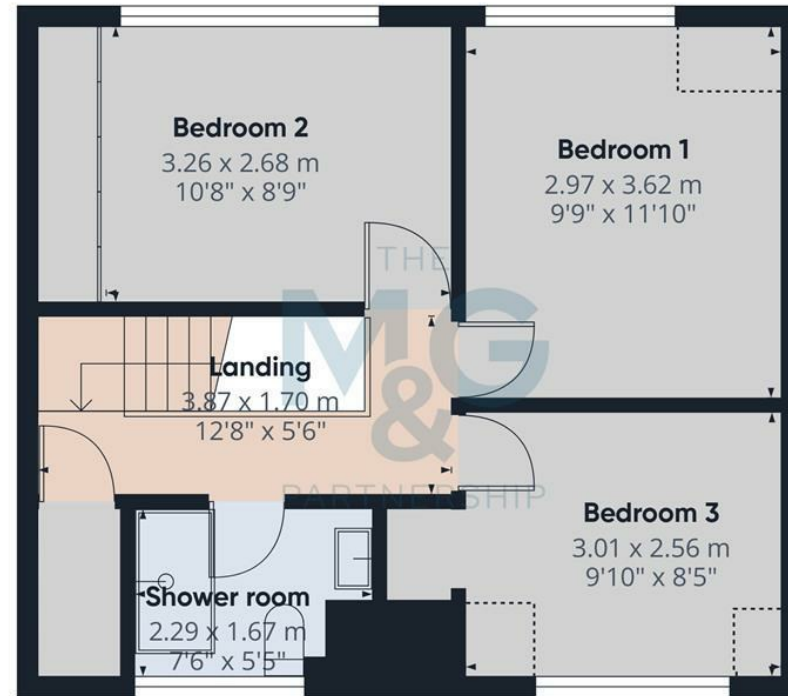
Mobile coverage - all providers likely, outdoors

All mains services are connected





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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