

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

6 Links Close,  
Bury St. Edmunds, IP33 2TH

Offers In Excess Of  
£400,000

MS  
PARTNERSHIP

*A well-located detached house  
with lovely private gardens and  
open farmland views*

This modern detached house occupies a very pleasant corner plot position within an established cul-de-sac, located close to the West Suffolk Hospital, Hardwick Heath and Nowton Park.

The property has been well-maintained over the years, yet still offers buyers the potential to do some updating to really make the house their own. The comfortable and well-proportioned accommodation benefits from gas-fired central heating and uPVC sealed unit glazing.

A real feature of the property is its setting. The house backs onto open farmland and enjoys far-reaching views, whilst the well-stocked gardens afford an excellent degree of privacy and seclusion.

- Spacious modern detached family home
- Occupying a superb established setting
- Hall, cloakroom, sitting/dining room
- Fitted kitchen, conservatory
- 4 Good sized bedrooms, bathroom
- Gas central heating, uPVC glazing
- Corner plot gardens, open views
- Single garage, ample parking



The property benefits from gas-fired central heating, with the boiler replaced within the last two years, and uPVC sealed unit glazing. In more detail the accommodation comprises:

On the ground floor:

An entrance porch leads into the hall, with a cloakroom off. The sitting/dining room is a good size and enjoys a dual aspect, providing plenty of space for both relaxing and entertaining.

The kitchen is fitted with a range of cupboards, worktop surfaces and appliances, and leads through to the conservatory. This space is positioned to take full advantage of the gardens and provides the perfect place to sit, relax and enjoy the outlook.

On the first floor:

There are four bedrooms and a family bathroom.

Outside

The house occupies a lovely corner plot, with well-stocked gardens that afford a very good degree of privacy and seclusion. There is an extensive patio, a variety of sheds, a workshop and a greenhouse. To the rear, the property backs onto open farmland and enjoys far-reaching views. There is also a single garage with light and power connected, and ample parking.

COUNCIL TAX - West Suffolk -BAND D

ENERGY PERFORMANCE RATING - TBC

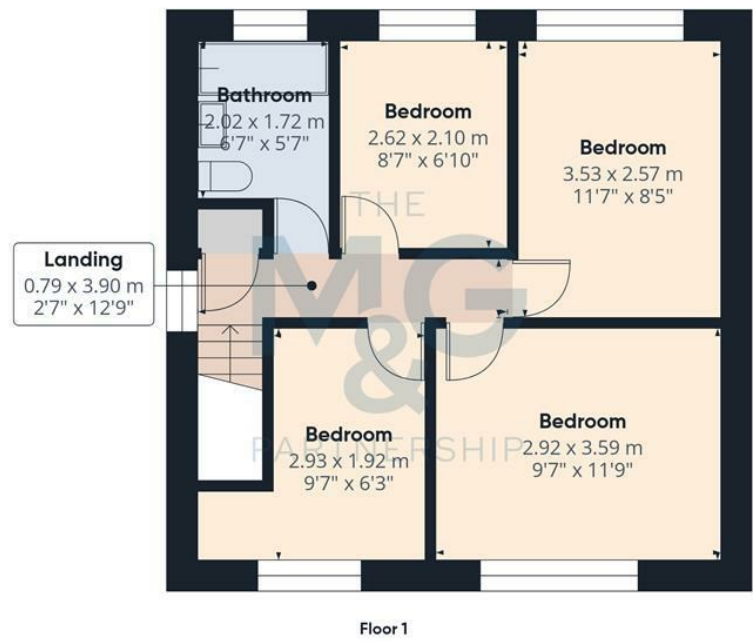
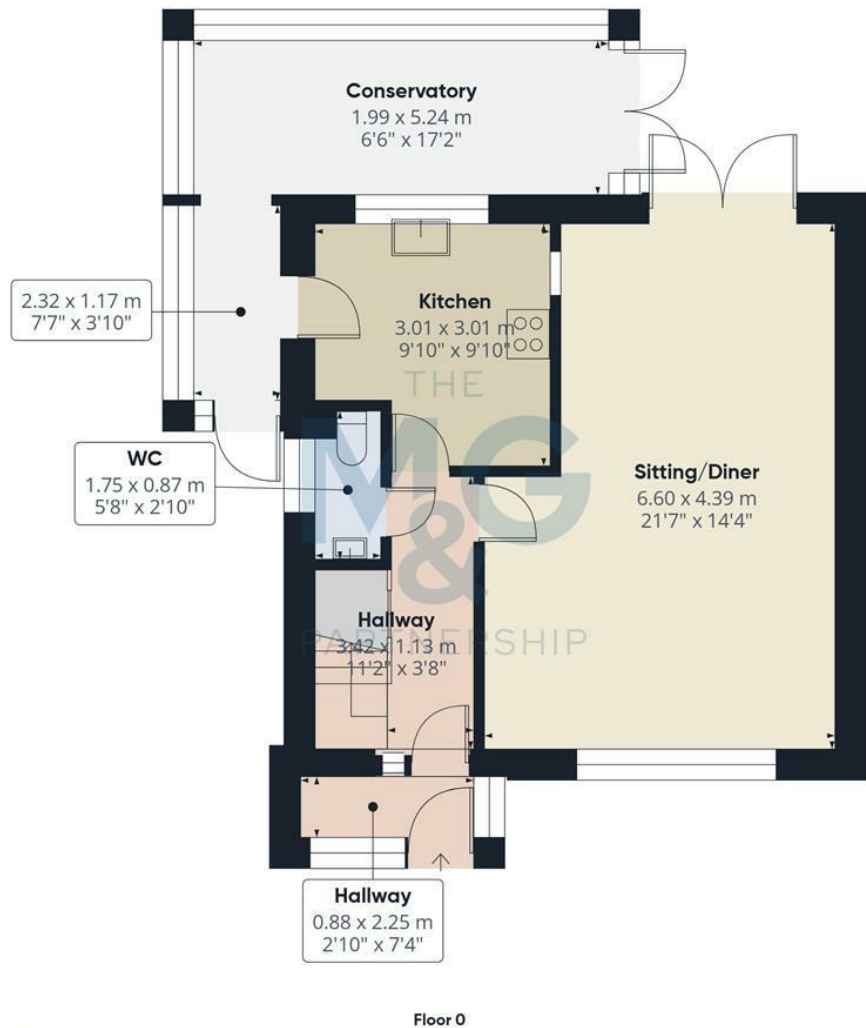
SERVICES - Mains water, gas, electricity and drainage

BROADBAND -Ofcom states ultrafast service is available

Mobile - Ofcom states all mobile providers are likely

What3words ///hazy.boxing.couches





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. The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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