Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Highways, Timworth Green, Timworth, Bury St. Edmunds, Suffolk, IP31 1HS

A UNIQUE OPPORTUNITY – This handsome detached house is set in grounds of around 2 acres (sts) and provides a very generous level of accommodation including a FULLY SELF-CONTAINED ANNEXE.

Located just 3 miles to the north of Bury St. Edmunds, the property has been significantly extended and modernised but still provides the potential for someone to make further improvements to transform this impressive house into a truly exceptional home.

- Substantial and highly individual detached home
- Around 3700 sq ft of accommodation
- 4 Reception rooms, 5 bedrooms, 2 bathrooms
- Annexe with additional sitting room, kitchen and 2 double bedrooms
- Grounds of around 2 acres subject to survey
- Fantastic opportunity and huge potential

Guide Price £850,000

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General Information

The property occupies a private position set behind a belt of mature woodland. Timworth is a small hamlet located around 3 miles to the north of Bury St. Edmunds. Bury St. Edmunds is a historic market town and offers a superb range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11).

The property, which is understood to date back to the 1930s has been substantially extended and now provides an extensive range of accommodation which is served by oil fired central heating and uPVC sealed unit glazing. In addition to the extension and construction of the annexe, the present vendors have also refitted the kitchen and both bathrooms.

In our opinion, the property is something of a 'blank canvas' and offers potential for buyers to really make this home their own. The main house includes 3 very generous reception rooms, plus a games room, utility and a contemporary styled kitchen. A spacious landing area leads to 5 bedrooms which are all comfortable doubles and 2 refitted bathrooms.

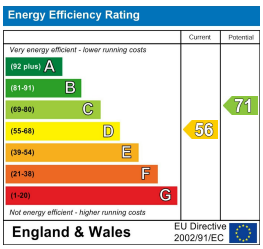
The annexe has its own front, side and rear doors so can be considered fully self-contained, there is also a connecting door leading from the games room through to the main bedroom in the annexe, so the whole space can easily be adapted depending on your own families needs. The annexe includes a good-sized kitchen diner, spacious sitting room, 2 double bedrooms and a smart bathroom.

Outside.
The property is set in large gardens which extend to around 2 acres in total and include an area of woodland. Large lawns extend to the rear and side of the house, whilst the front gardens include more lawn and a sweeping circular gravelled driveway which provides extensive parking.

Agents Note:
The property has its own private water supply and has private drainage to a septic tank

Directions
Leave Bury St Edmunds on the A134 Thetford Road. As you leave the town and the dual carriageway ends, take the 2nd exit at the roundabout towards Thetford and Ingham. After a short distance take the next right hand turning signposted Timworth and Timworth Green Barns and Stables. The property will be found almost immediately on the left-hand side.

Reception Hall 11'11 x 10'10 (3.63m x 3.30m)
Sitting Room 19'10 x 11'11 (6.05m x 3.63m)
Kitchen 13'7 x 11'10 (4.14m x 3.61m)
Dining Room 19'7 x 11'11 (5.97m x 3.63m)
Family Room 20'4 x 15'1 (6.20m x 4.60m)
Utility 10'0 x 6'9 (3.05m x 2.06m)
Cloakroom
Games Room 12'2 x 10'0 (3.71m x 3.05m)
First Floor
Bedroom 1 23'2 max x 11'11 (7.06m max x 3.63m)
Bedroom 2 15'4 x 10'3 min (4.67m x 3.12m min)
Bedroom 3 15'3 x 10'3 (4.65m x 3.12m)
Bedroom 4 11'11 x 10'10 (3.63m x 3.30m)
Bedroom 5 11'11 x 9'4 (3.63m x 2.84m)
Family Bathroom
Family Shower Room
Self Contained Annexe
Annexe Kitchen 15'3 x 14'5 (4.65m x 4.39m)
Annexe Sitting Room
Annexe Bedroom 1 14'1 x 12'0 (4.29m x 3.66m)
Annexe Bedroom 2 11'10 x 11'0 (3.61m x 3.35m)
Annexe Bathroom



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 fitting. 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 web site, please contact our offices immediately.

Annexe Bedroom 2
Annexe Sitting Room
Annexe Kitchen
Annexe Bedroom 1
Games Room
Store
Utility
Side Hall
Garden Room
Kitchen
Family Room
Dining Room
Reception Hall
Sitting Room

Balcony
Bedroom 2
Bedroom 4
Bedroom 1
Bedroom 3
Bedroom 5

BURY ROAD
Drain
Tyneworthing Lodge
The Green
Beightons
27.4m
LB
For basic identification purposes only
Please refer to title deeds