Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

1 Old Church Lane, Westley,
Bury St. Edmunds, IP33 3TJ

Offers In Excess Of
£300,000

Don't miss out on this delightful chain-free cottage

This charming terraced cottage occupies a superb setting within the heart of the beautiful and sought-after Suffolk village of Westley, well situated on the outskirts of Bury St Edmunds.

This delightful cottage would make a beautiful home for anyone looking for a stylish and characterful place to live. In past years, the cottage has also been very successfully rented and in our opinion would equally make a glorious second home or Airbnb.

Features include a cosy sitting room, character kitchen, utility/cloakroom and a glorious garden room with bi-folding doors opening onto the large south-facing gardens. We fell in love with this lovely cottage and are sure you will too.

As properties in Westley rarely come to the market, early viewing is highly advised.

- Charming terraced cottage
- Sought-after village location
- Sitting Room, Kitchen/breakfast room
- Utility/cloakroom, garden room
- 2 bedrooms & stylish shower room
- Gas central heating, Sealed unit glazing
- Delightful south facing gardens
- NO UPWARD CHAIN

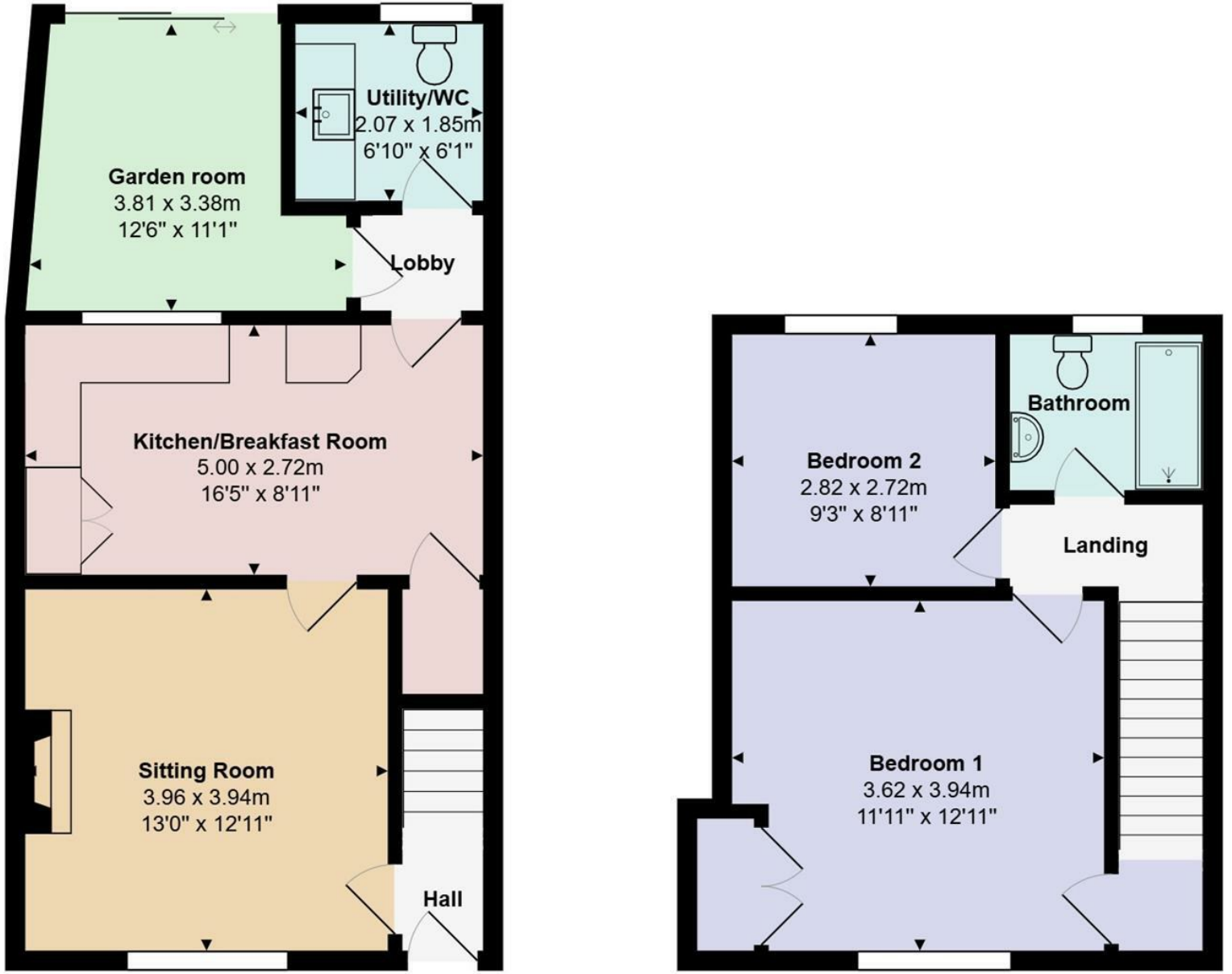
The property occupies a superb non-estate location within the village of Westley, which is a small, yet very sought-after village which borders Bury St. Edmunds. The town centre of Bury St Edmunds is around 2 miles away and offers an excellent range of educational, recreational and shopping facilities. The A14 can be very easily accessed and provides a fast route to Ipswich, Cambridge and London/Stansted Airport (via the A11/M11).

The accommodation is somewhat larger than you might expect and in brief comprises, an entrance hall which leads into the cosy sitting room, with a feature fireplace. The kitchen/breakfast room includes a range of fitted cupboards and solid wood surfaces and an inset butler style sink. A rear lobby provides access to the garden room and utility/cloakroom, which like the kitchen features solid wood surfaces and an inset butler style sink. The garden room is flooded with natural light thanks to the glass roof and bi-folding doors.

On the first floor, there are two double bedrooms, with bedroom one having the benefit of built-in wardrobe/cupboard storage. The smart shower room features a large shower and heated towel rail.

Outside
The delightful south facing rear gardens are certainly impressive in terms of size. With wall and fence boundaries, the garden enjoys good levels of privacy and seclusion, providing the perfect place to relax with a glass of wine and enjoy a spot of alfresco dining. On street parking is available.

what3words ///resources.sympathy.replenish
Council Tax Band - B - West Suffolk Council
EPC rated Current - D
Ofcom - coverage - Ultrafast broadband - Mobile coverage - all providers likely, outdoors
All mains services connected



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