Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

26 Abbeyfields,
Bury St. Edmunds, IP33 1AQ

Offers In Excess Of
£310,000

An attractive and spacious 4 bedroom modern family home - chain-free - and so convenient for the town centre!

A modern well-presented 4 bedroom family house, well positioned in an exclusive small development. Chain Free - and with a particularly spacious first floor layout
and benefitting from 2 allocated parking spaces.

Abbeyfields is well positioned and ideal situated for a short stroll into the centre of Bury St Edmunds.
This family home has been decorated in a neutral colour scheme which adds to the feeling of space and light.
The layout is also deceptively spacious meaning an internal viewing is a must!

- MODERN AND WELL PRESENTED FAMILY HOME
- Entrance Hallway, Cloakroom
- Kitchen / Diner WITH APPLIANCES INCLUDED
- Living Room with double glazed doors to Gardens.
- Master Bedroom, En-suite Shower Room
- Two Further good-size Bedrooms & Family Bathroom
- Fouth single bedroom / Home Office
- Low maintenance Gardens, 2 allocated parking spaces

We are pleased to present this 4 bedroom home within close proximity to the town centre, in Abbeyfields off Eastgate Street. A short distance walk to the lovely Abbey Gardens and historic centre of Bury St Edmunds. Chain free and ready to go, in an exclusive small modern development.

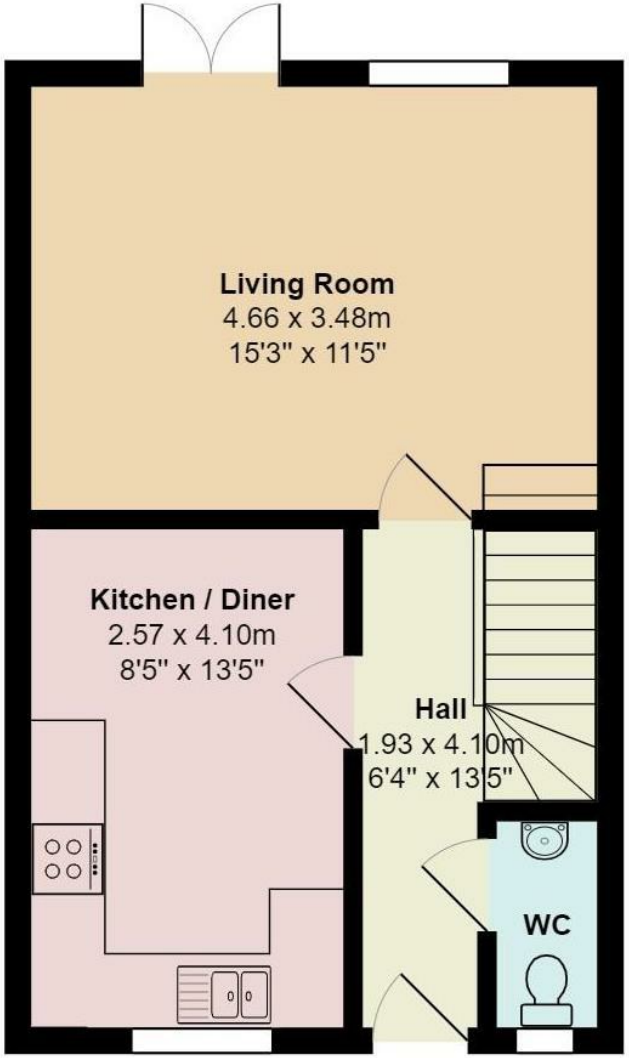
With 2 allocated parking spaces, and an easy low-maintenance garden, it is ideal for busy lifestyles, first time buyers or perhaps even suiting savvy investors adding to a property portfolio.

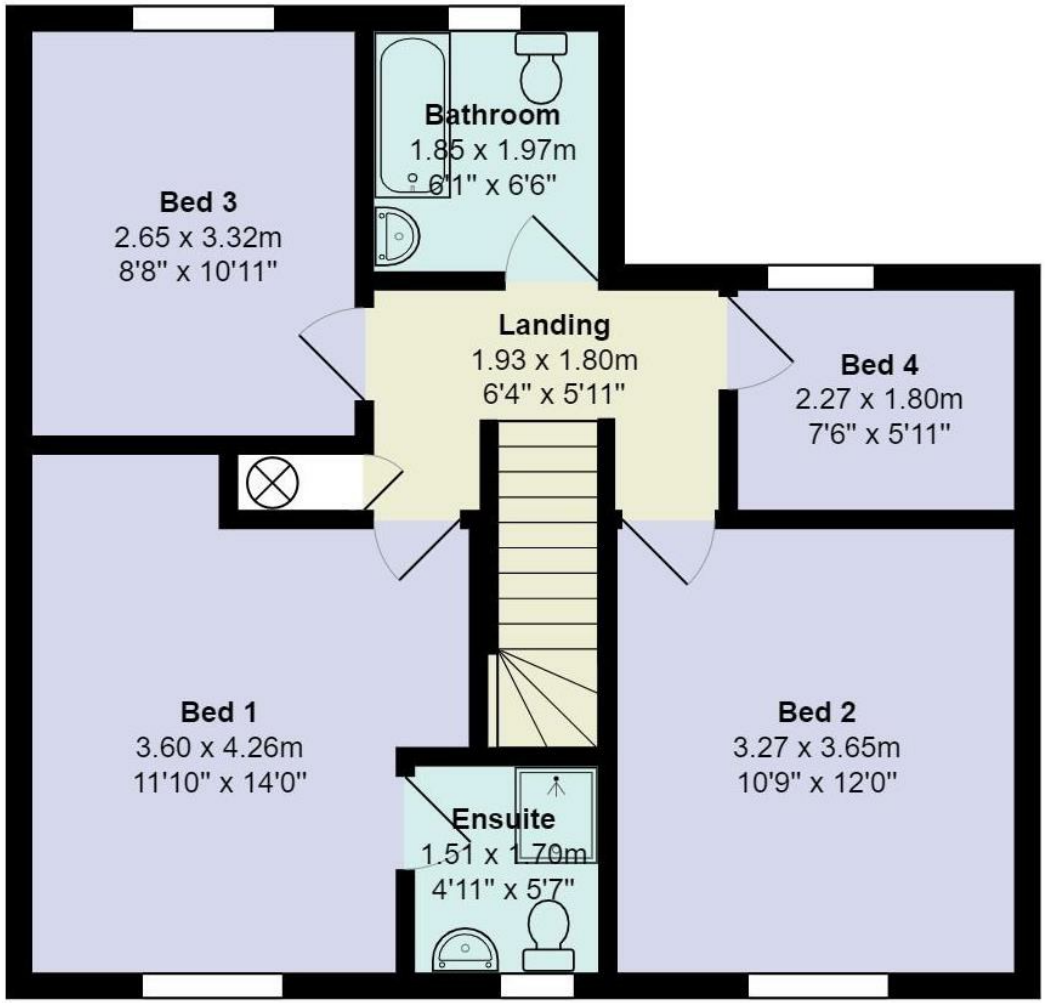
The first floor layout is particularly spacious off a central landing, with three really good sized bedrooms, and smaller 4th bedroom perhaps ideal for a study or space to WFH. There is a modern bathroom and the main Bedroom enjoys an ensuite shower room and plenty of space for wardrobes.

Downstairs the long hallway and space under-the-stairs makes for a roomy entrance, and with a cloakroom off. An attractively fitted Kitchen Diner features a double oven, gas hob, and vinyl flooring. Bonus - a free-standing Fridge-freezer and Washing machine are to remain. There is space here for a table too. The living room is an attractive room, carpeted, with windows and french doors to access the rear garden.

Externally there is a low maintenance hard landscaped patio area and slate dressed gardens, and fully fenced with a side gate access to the private parking area, positioned to the rear of the property with two allocated spaces.
Directions, proceed from town centre along Eastgate St, where Abbeyfields will be found on the left hand side.

Council Tax - Band D
EPC - Currently C - B potentially





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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526