THE
Mortimer
& Gausden
PARTNERSHIP

19 Townlane Road,
Bury St. Edmunds, IP33 2TE

Offers In Excess Of
£370,000

A fantastic family home, much improved, in a popular location close to town.

This lovely home has been hugely improved by our vendors, and now offers a quality 2 storey extension, giving an extra reception, utility room and cloakroom downstairs, plus bedroom and bathroom upstairs.

Full interior re-modelling has also been completed AND energy improvements made throughout the house. These include energy efficient downlighting, triple glazed windows, and solar panels. The rear gardens are also attractively laid out with raised beds for the keen gardener to potentially grow-their-own produce!

This property is now offered with NO UPWARD CHAIN - immaculately presented, and attractively decorated ready for the next owner to just move in, unpack, then enjoy!

- Four bedroom CHAIN FREE Link-Detached
- Immaculate presentation throughout
- Updated, and extended accommodation
- Living room, dining room, fitted kitchen
- Ground floor cloakroom, 2 upstairs bathrooms
- Utility room, shed, greenhouse, gardens
- 2 x off road parking spaces
- Gas Heating, Solar Panels, Triple Glazing

This lovely home is in a great position, close to all local amenities, also close by is Hardwick Heath, and Nowton Park, on what's often considered the 'best' side of town!

Outside - a block paved driveway gives access to the garage, and provides a parking area for 2 vehicles. There is a side gate leading to the rear garden.
Inside - a good sized porch welcomes you and leads via a glazed door into the hallway.

There is a smart re-fitted kitchen with ample storage, soft-close units, two ovens, induction hob, integrated dishwasher, ample worktop preparation area, and space for a large fridge-freezer. The original cloakroom has been removed to open up the kitchen space, and relocated into the new extension. From the kitchen there is also a handy 'hatch' to the living room to pass through snacks and drinks!

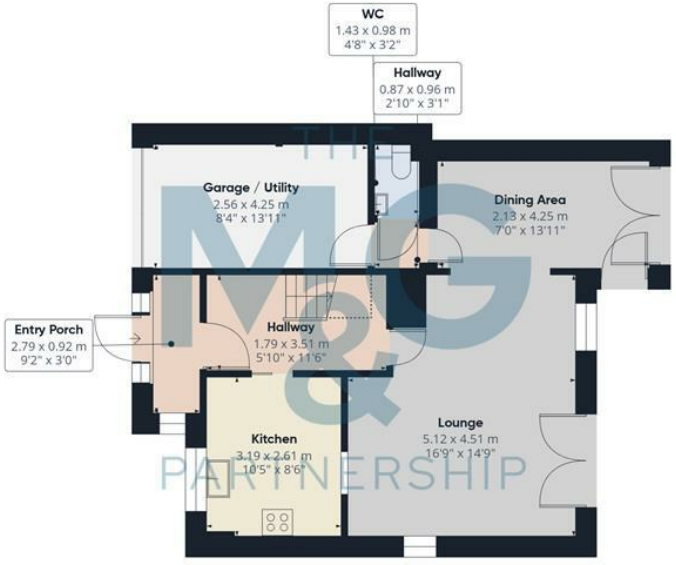
The spacious living room with French doors and windows overlooking the rear garden, is a comfortable room and leads through into the separate dining room, in the extension to the rear. Again, this room enjoys large windows and French doors, to access the rear garden. These rooms combined give ample space for family gatherings and entertaining and are bright and welcoming.

There is an inner hall leading through to the cloakroom, and to the utility room (garage) housing the laundry facilities and providing further storage space.

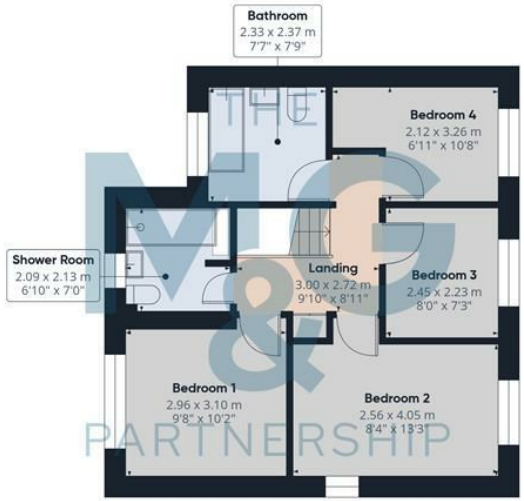
Upstairs, a landing leads to all first floor rooms - four bedrooms, a great family bathroom which has been smartly fitted including bath with shower over, and ample fitted storage, also there is a separate shower room positioned adjacent to the front bedroom. There is also access to the loft, and an airing cupboard.

Outside the rear gardens are fully enclosed and offer neatly laid-out raised beds and a lawned area, plus pathways, greenhouse and garden shed. There is a patio area and side access via a gate.

COUNCIL TAX - BAND C (West Suffolk)
ENERGY PERFORMANCE RATING - A
SERVICES - All main services are connected
BROADBAND - Ofcom states Ultrafast is available
MOBILE - Ofcom states all providers are likely outdoors
WHAT3WORDS -//////seeing.acute.tour



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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