

# Mortimer & Gausden

INDEPENDENT ESTATE AGENTS



3 Sussex Road,  
Bury St. Edmunds, IP32 6TE

Guide Price  
£315,000

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*Well-presented detached family home in a popular and convenient setting*

Enjoying a location close to a range of shops and schools, this modern detached home offers a superb combination of space, comfort, and practicality.

The property provides well-planned accommodation including a welcoming sitting room, generous dining area, and a stylish refitted kitchen - ideal for family life and entertaining.

With a single garage, ample driveway parking, and a surprisingly private southwest-facing garden, this attractive home is perfect for those seeking a well-connected property with excellent space both inside and out.



- Attractively presented detached house
- Situated close to a range of local amenities
- Hall, cloakroom, sitting room, dining room
- Re-fitted kitchen, gas-fired central heating
- Three good-sized bedrooms, family bathroom
- Single garage with ample parking
- Good-sized south-west facing rear gardens
- Early viewing highly recommended





The property has a bright contemporary feel with a neutral colour scheme, adding to the feeling of light and space. The house, which benefits from gas-fired central heating and UPVC sealed unit glazing, provides the following accommodation:

The entrance hall has a cloakroom and a staircase to the first floor. The sitting room is of a generous size and has a large picture window overlooking the front garden. An opening leads into the dining area which in turn has French doors leading to the garden. This combined space is perfect for entertaining.

Leading off the dining room is a fitted kitchen which includes a built-in double oven with hob and cooker hood. There is plumbing for an automatic washing machine and space for a dishwasher. A glazed door leads to the garden.

On the first floor, a light and bright landing area gives access to all three bedrooms and the family bathroom.

#### Outside

The gardens to the front of the property include a driveway with parking up to the single garage with up-and-over roller-style door. A side access leads to enclosed rear gardens which afford a surprising degree of privacy and seclusion, and enjoy a sunny south-west facing aspect. Laid predominantly to lawn and planted with a variety of shrubs, the gardens feature a shed and a good sized patio.

Tenure: Freehold

EPC Rating: D

Council Tax: C - West Suffolk

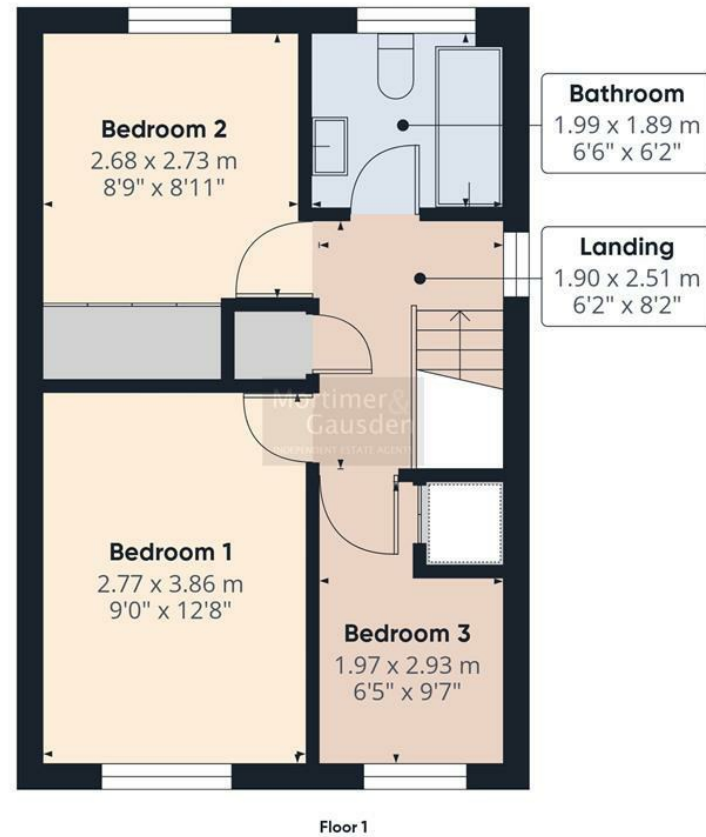
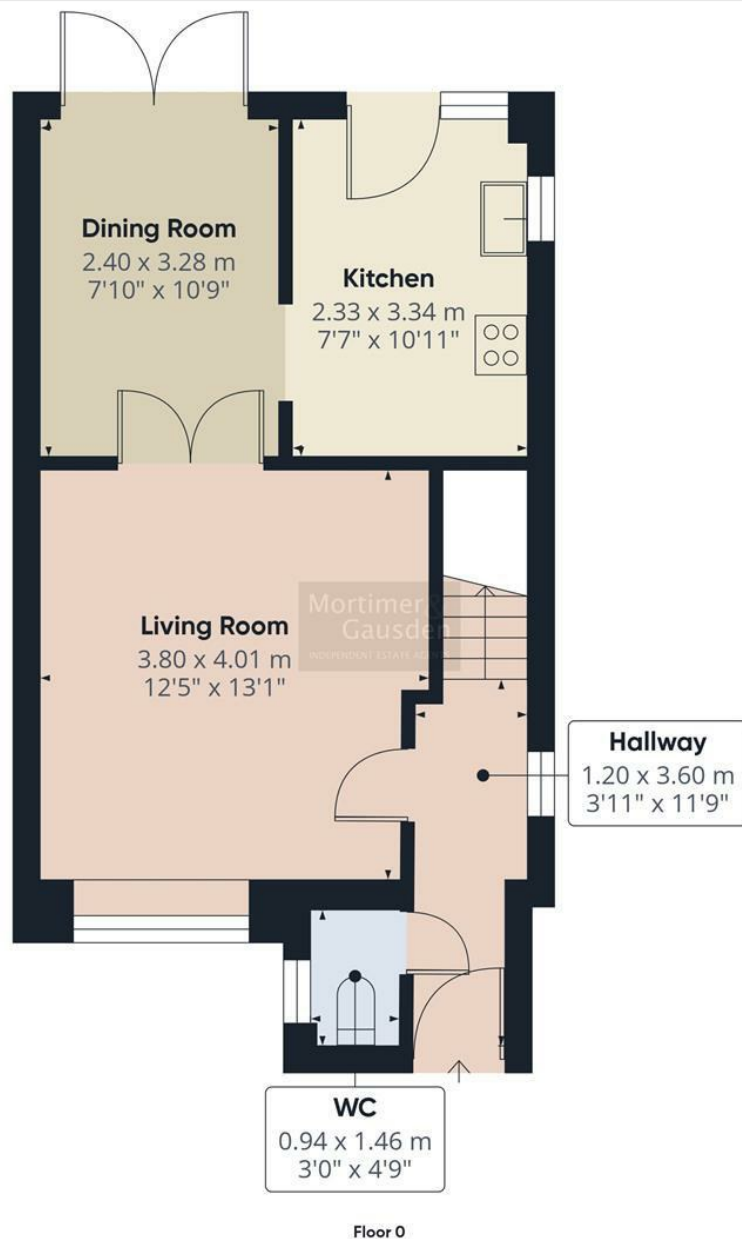
What3Words: ///pack.paddle.cavalier

Services: All main services connected

Broadband: Ofcom states ultrafast is available

Mobile: Ofcom states all providers are likely





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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