



## 3 Gainsborough Road, Bury St. Edmunds, Suffolk, IP33 3RX

**FEELS LIKE HOME** – This beautifully presented and much improved 1930's semi-detached house has been extended to the rear and provides an excellent level of accommodation – all appointed to a high standard.

The house, which occupies a much sought after location, offers the potential for further extension and is being sold with the benefit of having **NO UPWARD CHAIN**.

- Superbly presented 1930's bay fronted semi
- Occupying a well served and highly regarded location
- Hall, cloakroom, sitting room, extended fitted kitchen
- Superb dining/garden room with part vaulted ceiling,
- 3 Good sized bedrooms and family bathroom
- Single garage, extensive parking, enclosed gardens

## Guide Price £400,000



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## General Information

The property occupies a pleasant position on the favoured western outskirts of the town. This established setting is close to a parade of shops, recreation ground and a variety of other local amenities. The town centre is less than 1.5 miles away and provides an excellent range of shopping and recreational facilities. The A14 is also within easy reach and provides fast access to Ipswich, Cambridge and London via the M11.

We loved everything about this house and are confident you will too. In addition to its great location, the property has been lovingly maintained and thoughtfully improved by the present vendors. The house, which is served by gas fired central heating and uPVC sealed unit glazing, has been extended to the rear to enlarge the kitchen and add a sunny garden room.

It is worth noting that planning consent had been granted for a 2 storey extension to the side of the house which would have provided an integral garage and additional bedroom/master suite to the first floor. Whilst this permission has now expired it is thought that they could easily be resubmitted.

The house, which is being sold with the benefit of having NO UPWARD CHAIN, offers well-proportioned rooms with good ceiling heights and large windows adding to the feeling of light and space.

On the ground floor: An entrance porch leads to a spacious entrance hall with cloakroom off. The sitting room has a gas flame effect fire and a bay window with window seat and storage below. The extended kitchen provides an excellent range of cupboards and worktop surfaces together with an integrated fridge freezer, washing machine, double oven, hob and hood. Finally, the dining room/garden room is a stunning space with part vaulted ceiling, Velux windows, wooden floor and french doors which lead into the garden.

On the first floor: A light, bright landing area gives access to the bathroom and all 3 bedrooms. Bedroom 1 is a large double room with bay window and extensive built-in wardrobes. Bedroom 2 is another comfortable double room with a large window overlooking the rear garden. Bedroom 3 is currently being used as a study/music room but is easily large enough to take a single bed and wardrobe. The family bathroom is again very generous in size and includes a separate double shower.

### Outside

The property is set back well from the road with much of the front garden being hard landscaped to provide parking and access to the single garage. A side access leads to the enclosed rear gardens which are laid mainly to lawn with patio terrace and handcrafted summer house.

### Directions

Proceed out of town along Risbygate Street into Out Risbygate. Pass the West Suffolk College on the right and on reaching the mini roundabout turn left onto Westley Road. Turn left immediately after the Zebra Crossing into Gainsborough Road, when the property will be seen immediately on the left.

## Porch

## Reception Hall

## WC

Sitting Room 15'2 into bay window x 12'0 (4.62m into bay window x 3.66m)

Kitchen 18'0 x 7'6 (5.49m x 2.29m)

Dining/Garden Room 21'10 x 10'10 max overall (6.65m x 3.30m max overall)

## First Floor Landing

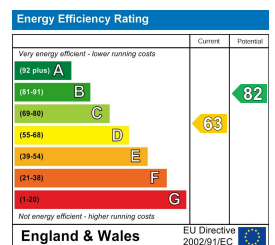
Bedroom 1 15'2 into bay window x 8'8 (4.62m into bay window x 2.64m)

Bedroom 2 12'8 x 10'10 (3.86m x 3.30m)

Bedroom 3 8'4 x 7'6 (2.54m x 2.29m)

Bathroom 9'3 x 7'5 (2.82m x 2.26m)

## Single Garage



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