

# Mortimer & Gausden

INDEPENDENT ESTATE AGENTS



6 Birdbrook, Brockley,  
Bury St. Edmunds, IP29 4AA

Guide Price  
£475,000

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## *Charming Two-Bedroom Detached Bungalow In A Private Cul-De-Sac*

Located in a quiet, yet popular, residential village south of Bury St. Edmunds, this wonderfully presented, two-bedroom detached bungalow, is situated part of a private cul-de-sac, occupying a total of eight properties.

The charming village of Brockley is conveniently located just a 15-minute drive from the vibrant market town of Bury St. Edmunds. This historic town offers a wide range of both independent and well-known amenities, including pubs, bars, restaurants, shops, cafés, leisure centres, healthcare services, and educational facilities. Nearby villages such as Hartest and Rede also provide additional local amenities and services.

Upon arrival to the property, you are greeted by a mostly laid to lawn front garden with shingle driveway, suitable for multiple vehicles, leading to the single garage complete with electric up-and-over door. Double gates lead to the side/rear of the property; the perfect space to utilise for storage or additional parking.



- Well-Presented Two Bedroom Detached Bungalow
- Principal Bedroom With En-Suite & Storage
- Attractive Home With Sizeable Driveway
- Secluded Cul-De-Sac Location
- Quaint Rural Village With Commuting Access
- Functional Fireplace In Lounge
- Single Garage With Electric Up & Over Door
- Generous Gardens To Front, Side & Rear





The property comprises:

Useful porch before entering the L-shaped hallway complete with ample storage and access to the sizeable lounge overlooking the front of the property. The feature fireplace is a cosy focal point to the room, adding both style and practicality. Double doors hold access to the well proportioned dining room, which leads to both the kitchen and sunroom. Bathed in natural sunlight, courtesy of being all-aspect, the sunroom supports patio doors opening onto the private and sizeable rear garden.

The kitchen supports a choice of low and eye level storage, maximising the space available whilst including integrated appliances behind a shaker-style fascia. Appliances include: eye-line oven / grill, electric hob, fridge-freezer, dishwasher and washing machine. A useful breakfast bar for two can also be found.

Both double bedrooms can be found on the west-wing of the property and include fitted storage, whilst bedroom one supports an en-suite fitted with wc, basin, vanity unit, heated towel rail and shower cubicle.

The family bathroom offers a wc, basin, storage, heated towel rail and shower over bath.

Outside:

The mostly laid to lawn rear garden is generously sized, offering patio space for al-fresco dining, whilst flower beds allow for a choice of colour for those who are green-fingered. Space to the side of the property currently supports shed storage, greenhouse, oil tank, raised allotment beds and double gates leading to the front of the property.

Access to the rear of the extended garage is available, which is divided into two with adjoining door. Power is available in both sections.

Agent Notes:

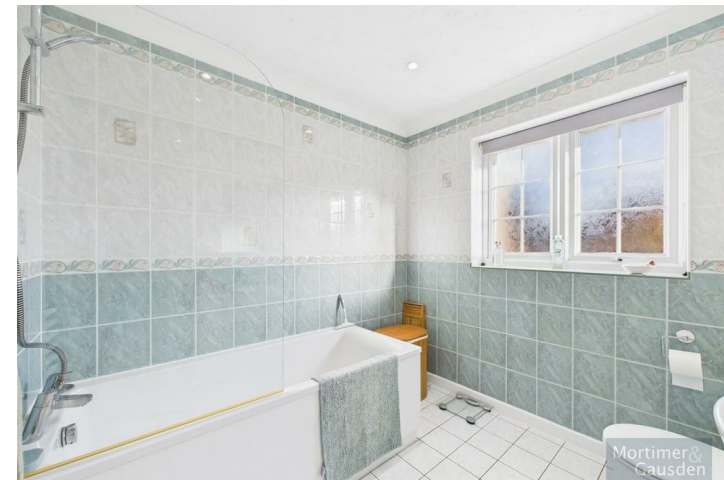
EPC - D

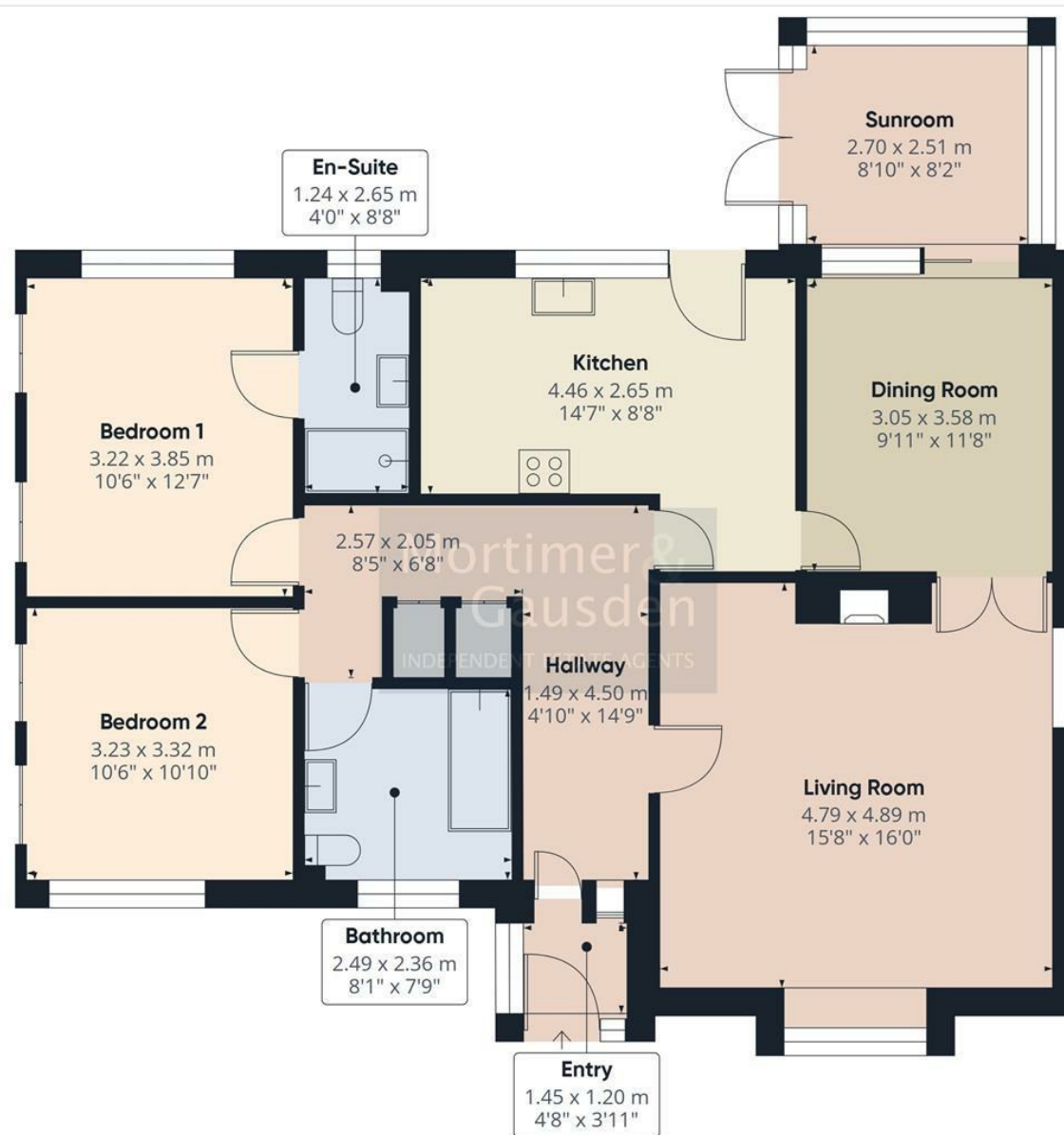
Oil Fired Heating, mains electric, water and drainage

Water Softner

Council Tax: E (West Suffolk)

What3Words: ///slack.stamp.stow





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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