Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

1 Croft Rise,
Bury St. Edmunds, IP33 2PY

TRULY IMMACULATE – This beautifully presented detached house has been much improved by the present vendors and is offered for sale in first class condition throughout.

The house has been extended to the rear making it perfect for families or indeed anyone looking for lots of reception space for entertaining. Located close to the West Suffolk Hospital and Hardwick Heath, this superb home is bound to impress.

- Superbly presented and much improved detached house
- Occupying a popular and well served residential setting
- Porch, hall, cloakroom, spacious sitting room, conservatory
- Stylish fitted kitchen, separate dining room, utility
- 4 Bedrooms, family bathroom, gas heating, uPVC glazing
- Enclosed gardens, single garage, ample off road parking

Guide Price £420,000

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General Information

The house occupies a pleasant setting just off Home Farm Lane and is close to Hardwick Heath and the West Suffolk Hospital. There are a range of amenities nearby including a parade of shops, a primary school and a community centre. The town centre is around 1.5 miles away and can be reached by car, foot, bus or cycleway.

There is so much to like about this much-loved home, including the high standard of finish which is evident from the moment you step inside. The house benefits from gas fired central heating and has uPVC glazing and facias.

On the ground floor: The entrance porch leads into a spacious entrance hallway and onto the superb dual aspect 21ft sitting room which opens into the conservatory. The kitchen is fitted with an excellent range of worktop surfaces and includes a breakfast bar, integrated fridge and dishwasher.

The dining room is open plan with the kitchen making a very sociable space. There are patio doors leading into the garden and a further door leading into the utility room.

On the first floor: The light and bright landing area leads to all 4 bedrooms and the family bathroom. There is access to the part boarded loft space with loft ladder. Bedroom 1 includes full-width wardrobes and the bathroom includes both a bath and a separate shower cubicle.

Outside: The front gardens are set behind mid-height fencing with an area of lawn and planted borders. A block paved driveway provides ample parking and access to the single garage which has light and power connected and a rear door leading into the utility room.

A covered side access leads to the rear gardens and provides useful storage for bikes etc. The rear gardens afford a remarkable degree of privacy and seclusion and have been attractively landscaped to include a lawn, sheltered patio area, barbeque station and summer house.

COUNCIL TAX - BAND C

Directions
From the town centre proceed along Westgate Street crossing over the roundabout with Parkway into Out Westgate. At the traffic lights turn left into Vinery Road. Continue past the Hospital and Hardwick Heath turning right just before the parade of shops into Home Farm Lane. Turn right again into the 2nd part of Home Farm Lane. Croft Rise will be seen after some distance on the left hand side.

Entrance Porch

Entrance Hall

Cloakroom

Sitting Room 21'9 x 14'4 max (6.63m x 4.37m max)

Conservatory 10'8 x 7'10 max (3.25m x 2.39m max)

Kitchen 10'0 x 9'9 (3.05m x 2.97m)

Dining Room 11'8 x 8'3 (3.56m x 2.51m)

Utility 7'10 x 4'2 (2.39m x 1.27m)

Bedroom 1 9'10 x 9'7 min (3.00m x 2.92m min)

Bedroom 2 11'8 x 8'6 (3.56m x 2.59m)

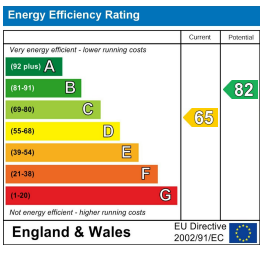
Bedroom 3 9'10 x 6'6 (3.00m x 1.98m)

Bedroom 4 8'6 x 5'9 min (2.59m x 1.75m min)

Bathroom 8'4 x 6'10 max (2.54m x 2.08m max)

Garage 17'1 x 9'6 (5.21m x 2.90m)

Gardens



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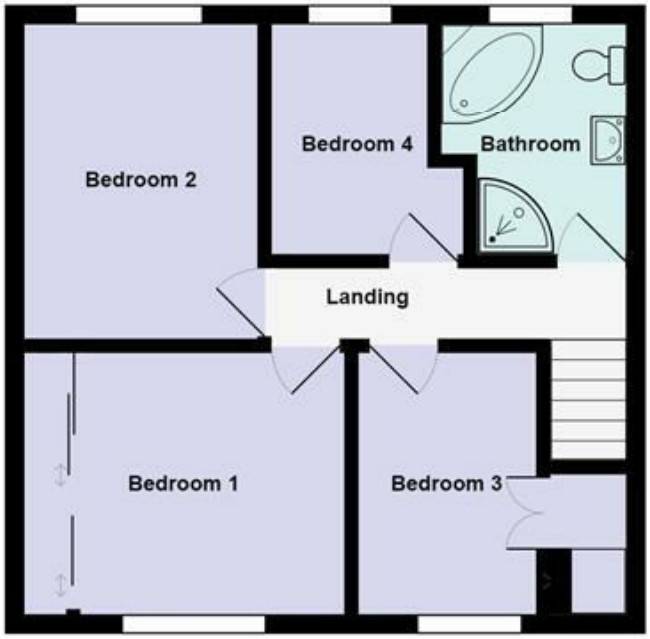
Bedroom 2
Bedroom 4
Bathroom
Landing
Bedroom 1
Bedroom 3

Conservatory
Dining Room
Kitchen
Utility Room
Sitting Room
Hall
Garage
Porch

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