Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

44 Corsbie Close, Bury St. Edmunds, Suffolk, IP33 3SU

If you have been searching for a property which is in close proximity to the town centre, but would still like to be in a tranquil setting, this charming modern detached house might be perfect.

Located on the highly regarded Cathedral Meadows, this CHAIN FREE home would be ideal for those people who are looking to downsize or perhaps have a property they can comfortably 'lock and leave' while away.

The house which benefits from gas fired central heating includes private gardens and ample parking.

- Well appointed modern detached home
- Occupying a superb town centre location
- Hall, cloakroom, sitting room, kitchen/dining room
- Landing, 3 good sized bedrooms, shower room
- Enclosed rear gardens, ample parking
- NO UPWARD CHAIN

Guide Price £350,000

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General Information

Corsbie Close is perhaps better known as Cathedral Meadows and is located just a few minutes walk from Bury town centre. Bury St. Edmunds is an historic and vibrant market town with exceptional, shopping, educational and recreational facilities. The A14 provides a fast route to Ipswich, Cambridge and London via the M11.

Sometimes you walk into a property and it immediately 'feels like home' and we are confident that is exactly how you will feel about this lovely house.

The property, which has gas fired central heating and sealed unit wooden framed windows, is being sold with the benefit of having NO UPWARD CHAIN.

In brief, the accommodation comprises: Entrance hall with cloakroom off, leading to the sitting room which has a feature fireplace with an inset gas fire. An archway opens into a spacious kitchen diner including a built-in cupboard, integrated double oven, gas hob and cooker hood. Glazed double doors lead into the garden.

On the first floor: A spacious landing area with airing cupboard leads to all 3 bedrooms and the shower room, Bedrooms 1 and 2 are comfortable double rooms each with built-in double wardrobes. Bedroom 3 is a comfortable single room and would also be ideal as a study/ home office.

Outside
The property faces a courtyard area and there is space to park immediately in front of the house. There is also an allocated parking space around the corner marked by the house number. The enclosed rear gardens have been attractively planted with a wide variety of mature shrubs and trees. Double wooden gates on the rear boundary provide the opportunity to bring a vehicle into the gardens and there is additional space for parking in front of these gates

Agents note: The sale is subject to probate which has already been applied for.

Directions
From Westgate Street turn left at the roundabout with Parkway into Cullum Road. Take the next righthand turning into Cathedral Meadows and follow the road around to the right when the front of the property will be seen in the courtyard at the very end.

Entrance Hall

Cloakroom

Sitting Room 13'9 x 10'7 (4.19m x 3.23m)

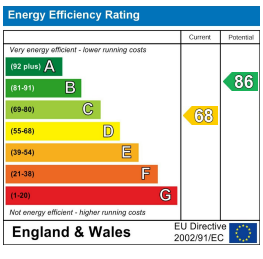
Kitchen/Diner 17'6 x 10'3 max (5.33m x 3.12m max)

Bedroom 1 11'9 x 10'4 (3.58m x 3.15m)

Bedroom 2 10'2 x 9'9 min (3.10m x 2.97m min)

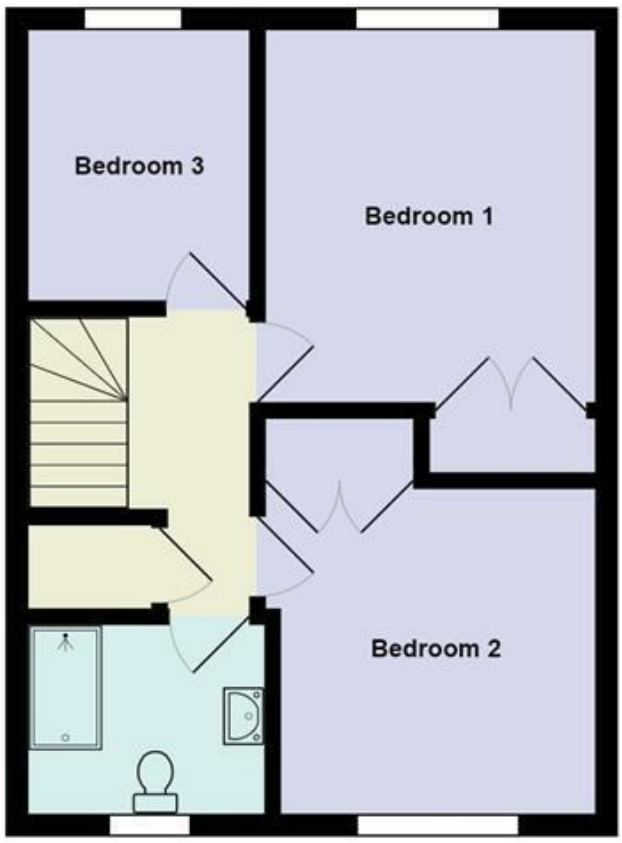
Bedroom 3 8'6 x 6'11 (2.59m x 2.11m)

Shower Room



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 fitting. 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 web site, please contact our offices immediately.

Kitchen/Diner
Sitting Room


Bedroom 3
Bedroom 1
Bedroom 2

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