Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

4 Klondyke,
Bury St. Edmunds, Suffolk, IP32 6DB

Guide Price
£275,000

We love everything about this beautifully refurbished cottage and highly recommend an early viewing!

Occupying a well-served yet secluded location - this lovely cottage is understood to have been part of a terrace originally built for foundry workers.

In a quiet lane which is within easy reach of all amenities and walking distance from the town centre - with a single garage to the rear.

It has been thoughtfully modernised, and is beautifully presented - an ideal first home, perhaps, somewhere centrally located to down-size to or an ideal investment property.

Location - 4 Klondyke is tucked away situated towards the end of the terrace along a lane to one side of the County Upper School, linking Beetons Way with a pedestrian walk through to Northgate Avenue.

- Charming late Victorian terraced cottage
- Open-plan sitting/dining room
- Kitchen, lobby, Ground floor shower room
- 2 double bedrooms, en-suite bathroom
- Attractive rear garden, covered terrace garage
- Gas central heating, double glazing
- Occupying a well-served, secluded location
- Presented to a high standard throughout

The accommodation has been beautifully updated and provides stylish and bright living spaces whilst still retaining the charm and feel of the original building, with all rooms being of good proportions.

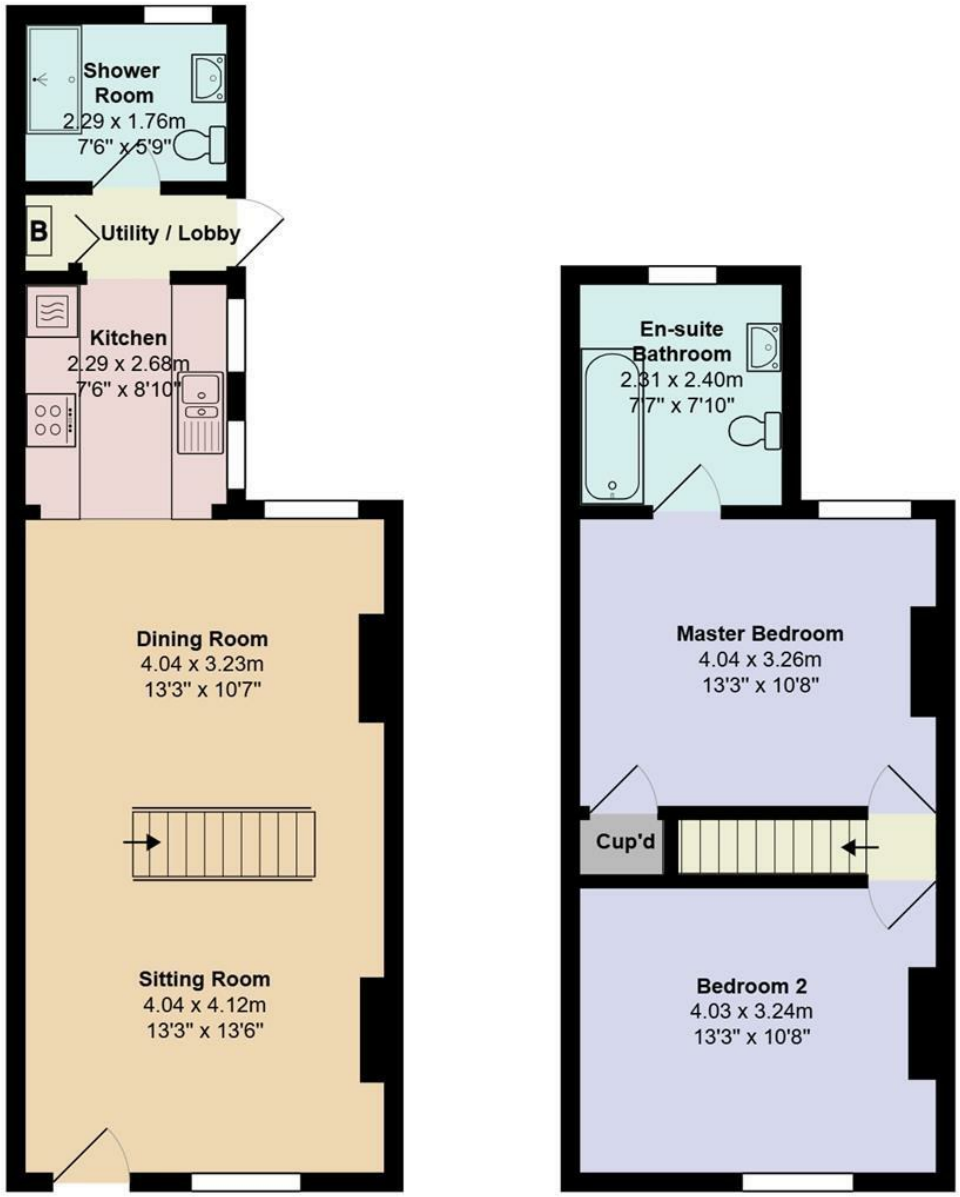
Ground floor: The reception room is spacious, at over 24' long and is divided by a central staircase between the sitting and generous dining area. It is double aspect and opens into the kitchen. The attractively fitted kitchen includes an integrated hob, double oven and ample appliance space.

The rear lobby leads to the modern downstairs shower room, also has a useful utility cupboard with plumbing for washing machine and gas boiler serving the central heating, and a door out to the garden.

First floor: A small landing area gives access to 2 generous double bedrooms. A bright spacious second bedroom to the front - and the main bedroom to the rear which includes a built-in cupboard and leads to a lovely modern ensuite bathroom. Both bedrooms enjoy an open, green outlook across neighbouring school grounds to the front and rear.

Outside
To the front of the house is a small paved garden area off the lane. The rear gardens have been attractively landscaped and afford a very good degree of privacy.
Fully fenced and laid mainly to lawn, leading past raised beds and a paved patio area, is a pathway leading to a covered sun terrace which backs onto the detached garage.

what3words///clues.alas.barrel
EPC - Current 67 D - potential 87 B
Council Tax Band B - West Suffolk Council
All mains services connected
Ofcom states - all mobile providers likely, outdoors Internet - Ultrafast broadband available



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