Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

Liberty House School Close, Norton,
Bury St. Edmunds, IP31 3LZ

Offers In Excess Of
£575,000

## *An individually designed and generously proportioned 4 bedroom detached family home*

If you've been searching for a home that combines comfort, style, and room to grow, this attractive village property is bound to appeal. With accommodation extending to approximately 2,174 sq ft (202 sq m), this lovely home offers flexibility and space for every member of the family.

Norton is a popular and well-served village offering a wide range of amenities, including a highly regarded primary school (just at the end of the road), a pub/restaurant, village garage with mini-market, church, and an active community centre with sports facilities and playgroup.

The village is well connected, located approximately 9.5 miles east of Bury St Edmunds and around 8 miles northwest of Stowmarket, which provides a mainline rail link to London Liverpool Street.

- Substantial 4 Bedroom detached home
- Close to all village amenities
- 3 Spacious reception rooms
- Fitted kitchen and large utility room
- 4 Generous double bedrooms
- Family bathroom, ensuite, cloakroom
- Double garage, ample parking
- Large private front and rear gardens

Ground Floor
The entrance porch opens into a spacious reception hall, where an impressive timber staircase forms a striking focal point. An arch leads through to a cloakroom, and all the main reception rooms are accessed from the hallway.

The study is a generous and adaptable space—ideal for an individual working from home or as a games room—and features glazed bi-folding doors that open into the main sitting room, which has a feature fireplace and patio doors to the garden.

The kitchen/breakfast room is well laid out and attractively fitted, with an oven and hob, integrated fridge/freezer, and space for a dishwasher. An open arch leads into the central dining room, a spacious area perfect for entertaining, with patio doors opening onto the rear terrace.

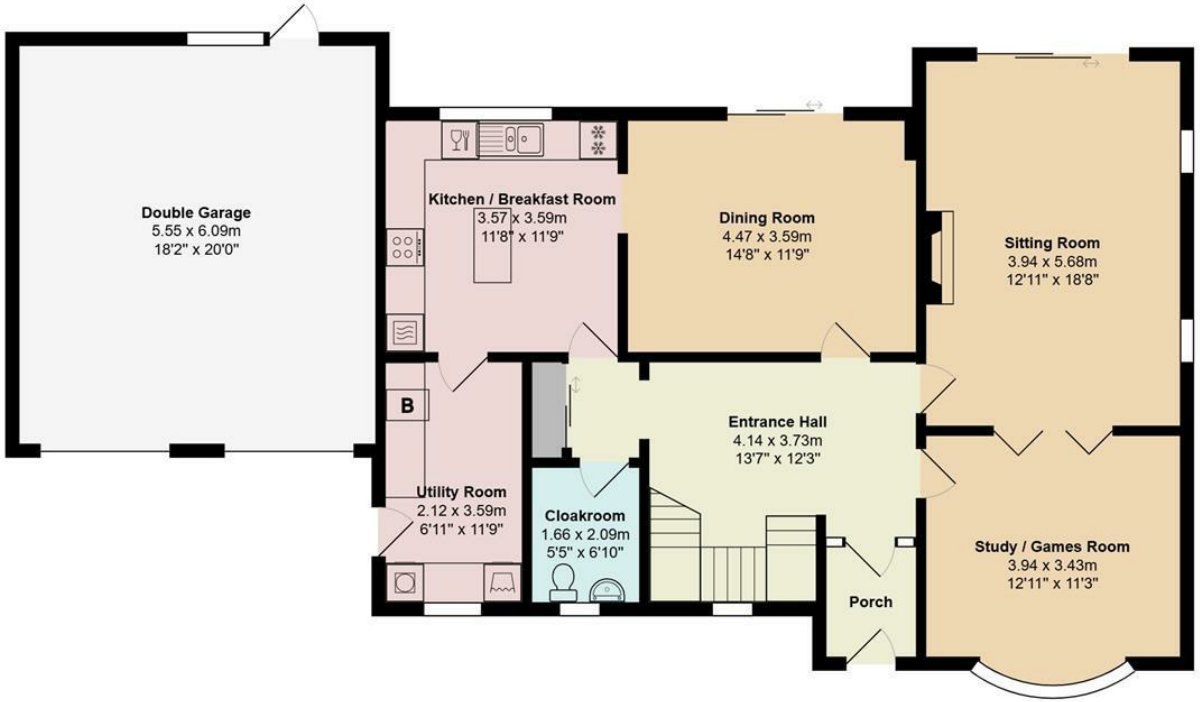
The utility room is a practical addition, fitted with useful units, the oil-fired central heating boiler, and external access to the driveway—making it ideal as a boot room or laundry area.

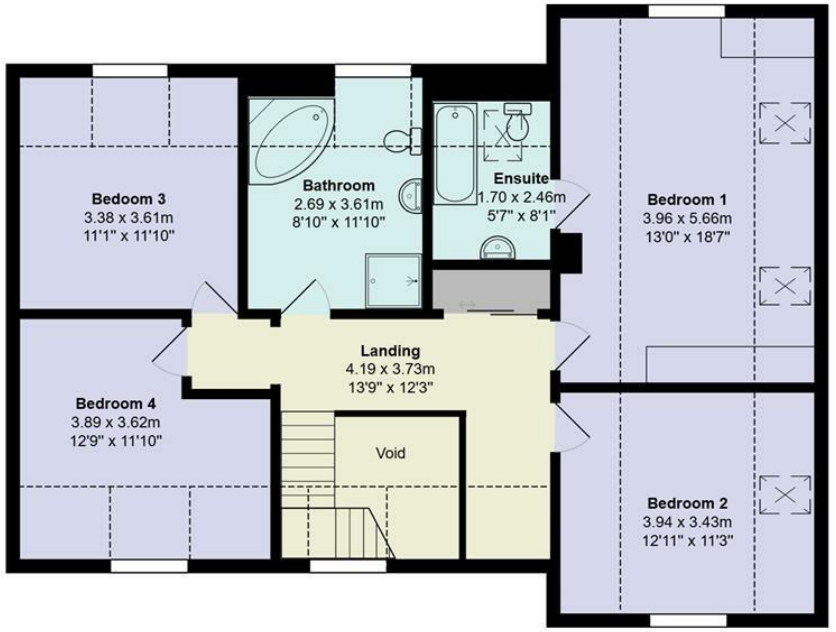
First Floor
A light and airy galleried landing provides access to four large double bedrooms and the family bathroom. The main bedroom features fitted wardrobes and a private en-suite bathroom. Sloping ceilings on the first floor create visual interest and character across all rooms.

Outside
Set well back from the road and screened by mature hedging, the property enjoys a good degree of privacy. A sweeping gravel driveway offers parking for several vehicles and leads to a double garage with power, lighting, and a rear access door to the garden.

The rear garden is a great size and designed with both family life and outdoor entertaining in mind. A large paved terrace immediately behind the house is ideal for al fresco dining, while the central lawn is surrounded by mature planting, providing a private and attractive outlook.

Tenure: Freehold
EPC: Current 63 (D) / Potential 73 (C)
Council Tax Band: F (Mid Suffolk)
What3Words: ///trailers.defender.query
Utilities: Mains electricity and water
Broadband: Superfast available (Ofcom)
Mobile Coverage: All major networks are likely available outdoors

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