

THE
**Mortimer
& Gausden**
PARTNERSHIP



13 Pightle Close, Elmswell,
Bury St. Edmunds, IP30 9EJ

Guide Price
£325,000

A deceptively spacious bungalow in an established village setting

Enjoy life on one level - This well-maintained detached bungalow has much to offer, including 2 spacious reception rooms, a fitted kitchen and 3 good-sized bedrooms.

The property occupies a pleasant cul-de-sac setting, situated close to the village centre and within easy reach of all local amenities.

Set in large private gardens with a sunny aspect, the bungalow has a single garage and additional parking to the rear.

Elmswell is a thriving village with a strong sense of community. The historic market town of Bury St. Edmunds is around 10 miles to the west, and Stowmarket is around 5 miles to the east, which has a mainline rail link to London Liverpool Street.

- Spacious modern detached bungalow
- Enjoying a well served village setting
- Open plan sitting room, dining room
- Kitchen, 3 good sized bedrooms
- Gas central heating, uPVC glazing
- Large south facing gardens
- Freshly decorated throughout
- Early viewing highly recommended



In more detail the property comprises:

The entrance porch leads into the entrance hall, which has 2 built-in cupboards.

The sitting room is of a generous size and has a wide opening into the adjoining dining room. The dining room has patio doors providing views and access to the rear gardens.

The kitchen leads off the sitting room and includes a range of fitted cupboards and worktop surfaces. There is a built-in oven, hob and further appliance space. A glazed door leads to a side porch.

There are 3 good-sized bedrooms, each with built-in wardrobe cupboards. Bedrooms 1 & 2 are double bedrooms, and bedroom 3 is a comfortable single bedroom - ideal for use as a home office or craft room.

Outside

The gardens to the front of the bungalow are of open plan design and are laid mainly to lawn. The rear gardens enjoy a south-facing aspect and afford a very good degree of privacy. Laid again to lawn with well stocked flower and shrub borders, the gardens include a greenhouse and have a gate leading to the single garage with further parking to the front.

EPC RATING - D

COUNCIL TAX - BAND D

COUNCIL - Mid Suffolk

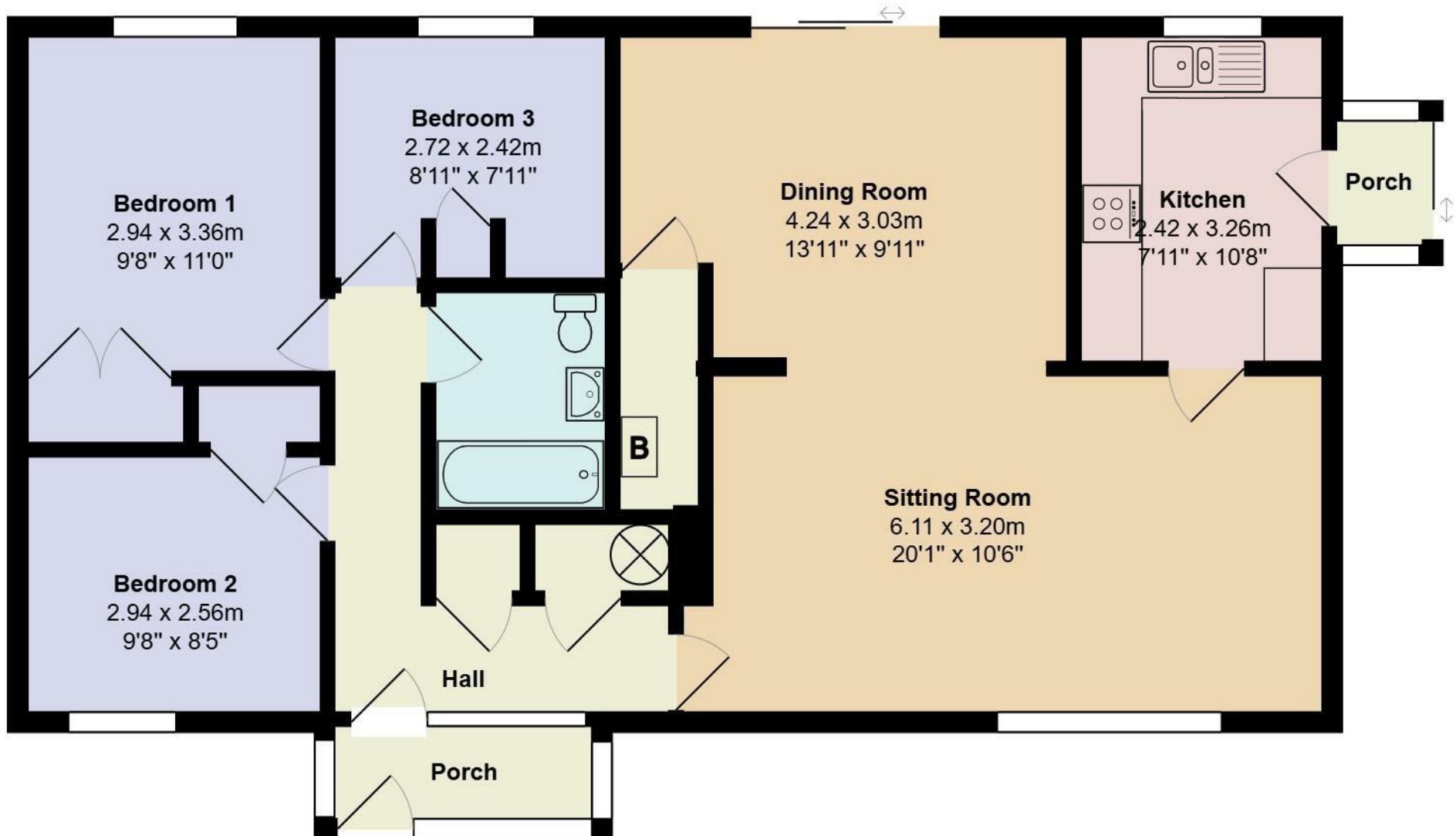
SERVICES -All main services are connected

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile providers are likely

WHAT3WORDS - ///generated.gourmet.outright





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