

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

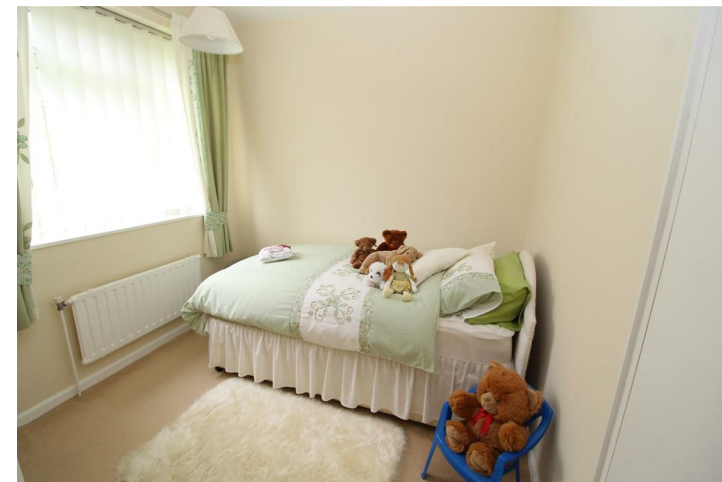
COUNCIL - Mid Suffolk

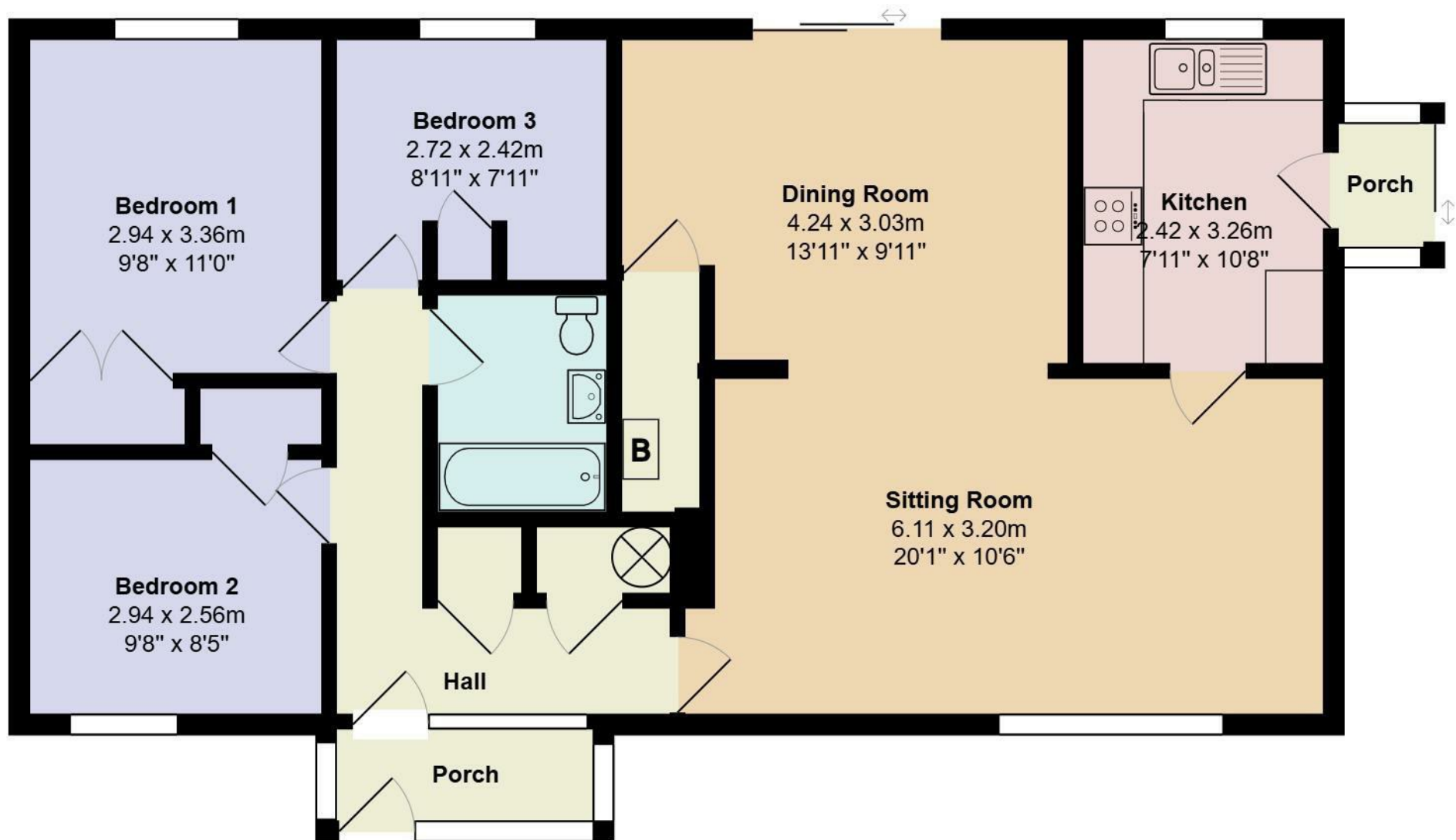
SERVICES -All main services are connected

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile providers are likely

WHAT3WORDS - ///generated.gourmet.outright





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 fittings. 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 website, please contact our offices immediately.

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mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

**01284 755526**