Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

6 Caulfield Close,
Bury St. Edmunds, IP33 2LA

Guide Price
£410,000

A detached family home, in a much requested location - on the West Side of this lovely market town.

This is a much-loved family home. It has been enjoyed for decades by the current owners who have made it comfortable and appealing, with many happy memories created here.

It also has an enviable position tucked-away at the end of a quiet close, located conveniently just off Vinery Road, close to West Suffolk Hospital.

It enjoys a wide frontage, with a larger than average plot meaning there is scope to potentially extend in any direction, subject to planning consent. Take a look at the neighbouring homes, to see the potential here!

With ample off road gravel parking area and an attached garage, and generous and attractive rear / side gardens there is room here for all the family.

Both the cloakroom and first floor shower room have been updated, and uPVC double glazing to the front and first floor - but there is scope for some further cosmetic updating, now presenting a wonderful opportunity to make this lovely property your own.

- Detached family home on a large plot
- Enviable position - close to hospital
- Scope to make it your own!
- 3 bedrooms, shower room
- Through lounge-diner, kitchen
- Garden room, attached garage
- Lovely large back gardens

On the ground floor - a bright porch welcomes you, then a hallway leads in to the main ground floor rooms.
There is a modern cloakroom, and a spacious through lounge-diner, with a gas fire insert. Doors lead out from the lounge into the lovely garden room, enjoying a south-westerly aspect.
Also, patio doors out to the garden from the dining room. The vendor advises there is original wood parquet flooring under carpet in the hall, lounge and dining areas.

The kitchen has a glazed hatch opening into the dining room and timber front cabinets, space for appliances, and wide window to the front aspect, a door leading to the side passage, and access through to the attached garage.

On the first floor - the main bedroom is a generous room and has a built-in cupboard, and sliding door wardrobes to one wall. The second bedroom also has a built-in sliding door wardrobe. The smallest bedroom is currently used as a study, and the shower room has been smartly updated, with a cupboard housing the modern gas combi-boiler.

Externally, the gardens are a real stand-out feature here, a wrap-around style and plenty of space to enjoy being outdoors. With patio seating areas, a summerhouse, lawned areas, and a pond. Fully fenced and with plenty of privacy and screening with established hedge, shrubs, and trees. Pedestrian access to the rear garden also via a gate on the left side. There is a gravel driveway area to the right side of the garage, and storage cupboards to the rear of the garage.

Tenure - Freehold
Council Tax - Band D - West Suffolk
All mains services connected
Energy Performance Cert - C
Ofcom States - Ultrafast Broadband available
Mobile - all providers likely - outdoors
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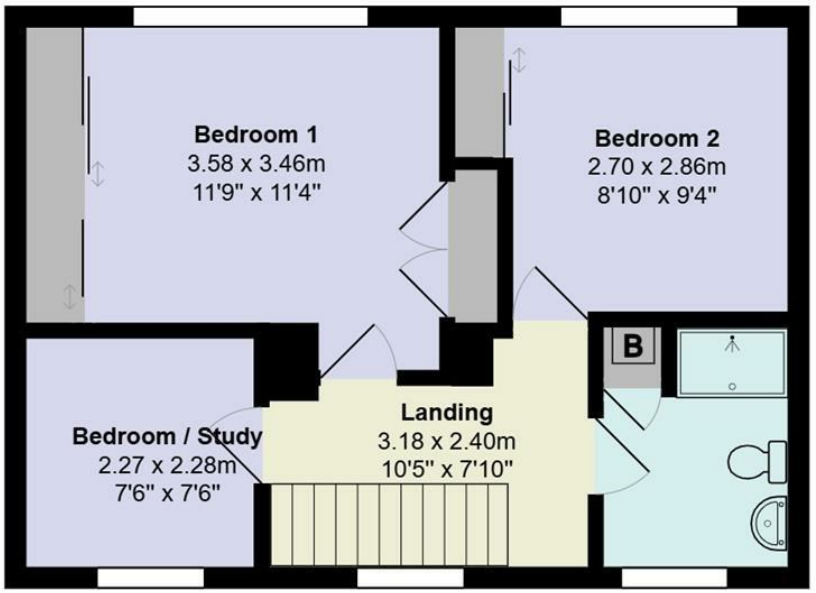

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