Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

10 Grindle Gardens, Bury St. Edmunds, Suffolk, IP33 2QG

UNEXPECTEDLY AVAILABLE – Occupying an established and sought after setting, this detached bungalow is quite a find!

The bungalow, which is presented in excellent decorative order, is set in good sized private gardens with a single garage and off-road parking. In our opinion, the property would be perfect for those heading towards retirement or indeed anyone looking for a bungalow in a quiet and convenient location.

- A particularly well located detached bungalow
- Sitting room, attractive refitted kitchen/diner
- 2 Double bedrooms, modern bathroom
- Gas fired central heating, Upvc sealed unit glazed windows
- Single garage, ample parking, enclosed gardens

Guide Price £335,000

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General Information

The bungalow occupies a pleasant and established setting on the southern side of the town. Grindle Gardens is something of a well kept secret as it is quite hidden from the nearby access roads into the town. There is a pathway/cycle path which provides a pretty shortcut for anyone wanting to walk into the town centre with its excellent range of educational, recreational & shopping facilities. The property is also very well placed for easy access to the A14 leading to Ipswich, Cambridge and London via the M11.

The bungalow has been much improved and updated by the current owner and is presented in excellent decorative order, making it ideal for those who just want to move in and settle down.

The property has a comfortable layout which includes an attractive refitted kitchen/diner with an integrated dishwasher, a good-sized sitting room, 2 double bedrooms and a modern bathroom with a white suite.

Benefits include gas fired central heating and replacement Upvc sealed unit double glazing. As previously stated this bungalow would make a superb purchase for those looking towards retirement or indeed anyone wanting to live life on one level.

Outside.
The bungalow is set back well from the road and includes good sized front gardens with a long driveway providing parking for a number of cars and access to the garage. A side gate leads into the enclosed rear gardens which enjoy an excellent degree of privacy and seclusion. The rear gardens are laid predominately to lawn, interspersed with mature shrubs and there is also an attractive patio area.

Council Tax Band C.

Directions
From the town centre proceed through St Marys Square into Southgate Street. Proceed down Southgate Street into the two way part of the road. Continue over the brow of the hill towards the roundabouts at Southgate Green, turning right just before into Beech Rise. Continue up Beech Rise turning right into Grindle Gardens, the bungalow can be found on the right as indicated by our for sale board.

Reception Hall

Kitchen/Diner 16'6 x 9'0 (5.03m x 2.74m)

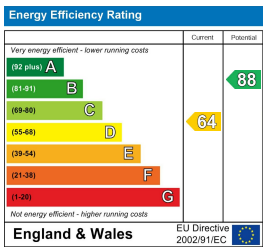
Sitting Room 14'11 x 10'10 (4.55m x 3.30m)

Bathroom 7'6 x 5'5 (2.29m x 1.65m)

Bedroom 1 11'4 x 9'0 (3.45m x 2.74m)

Bedroom 2 10'10 x 8'11 (3.30m x 2.72m)

Garage 16'1 x 8'2 (4.90m x 2.49m)



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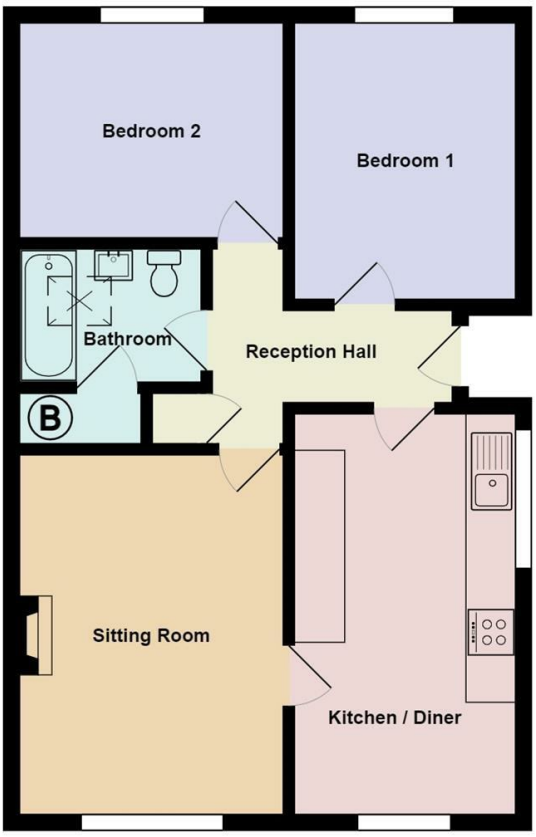
Bedroom 2
Bedroom 1
Bathroom
Reception Hall
B
Sitting Room
Kitchen / Diner

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