THE
Mortimer
& Gausden
PARTNERSHIP

39 Raynsford Road, Great Whelnetham,
Bury St. Edmunds, IP30 0TN

Offers In Excess Of
£300,000

Well-Positioned, Four Bedroom, Link-Detached Bungalow

Welcome to Raynsford Road, a deceptively spacious, four-bedroom, link-detached bungalow, offering versatile accommodation.

Great Whelnetham is a highly regarded and well-positioned village, situated approximately three miles south of the historic market town of Bury St Edmunds, with its excellent range of shopping, leisure and educational facilities.

The village lies adjacent to Sicklesmere, which offers a village shop, post office and popular public house. Great Whelnetham itself benefits from a primary school, village hall and a convenient local bus service. The village is ideally placed for commuters, with easy access to the A134 connecting to Sudbury and Bury St Edmunds, and the nearby A14 dual carriageway providing swift links to Newmarket, Cambridge and beyond.

- Principal Bedroom With En-Suite
- Generous Reception Space
- Quiet Residential Location, Close To Bury St Edmunds
- Attractive Corner Plot
- Ample Driveway Parking
- Four Bedroom, Link-Detached Bungalow
- NO ONWARD CHAIN
- Entrance Porch With Plumbing Facilities

Upon arrival you are greeted by a shingle driveway with lawn and mature shrubbery framing the property. Gated access leads to the garden.

The accommodation comprises:
Entrance porch with plumbing facilties for a washing machine with the option of utilising the space further for coat and shoe storage.

The sizeable open-plan kitchen-diner hosts a large choice of low and eye-level storage with space for appliances whilst overlooking the private garden. The dining space sits adjacent allowing the space to be maximised, with bifold doors opening into the large lounge with feature electric fireplace.

The extensive internal hallway holds access to all four bedrooms which provides division between the living and bedroom space.

Bedroom one is a large double room with fitted storage, overlooking the garden and access to four piece en-suite. The en-suite supports, wc, basin, bath, shower cubicle, heated towel rail and storage.

Bedroom two is also a large double room, whilst bedroom three and four, albeit smaller, can still support double divan beds, or the option to have a home office / reading room.

The contemporary shower room completes the interior of the property and supports wc, basin, shower cubicle and storage.

Outside:
The private garden is complete with mature shrubs and holds two storage facilities as well as the oil tank. Decking leads from the kitchen but is in need of repair.

Agent Notes:
EPC Rating - D
Council Tax - B (West Suffolk)
uPVC Double Glazing Throughout
Oil Fired Heating
Mains electric, water and drainage
What3Words: ///acted.reconnect.patrol
Ofcom states all mobile providers are supported
Ofcom states superfast broadband is supported

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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