Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

10 Westminster Drive, Bury St. Edmunds, Suffolk, IP33 2EZ

Occupying an exclusive and sought after setting on the western outskirts of Bury St Edmunds, this substantial detached family home is bound to impress.

With large private gardens, 23'0 conservatory, extensive parking and a double garage, properties of this size and location rarely become available, therefore viewing is highly recommend.

- Substantial detached family home
- Rarely available and sought after location
- Dual aspect sitting room, dining room, study
- Master bedroom with en-suite, 3 further double bedrooms
- Superb 23'0 conservatory/garden room with air conditioning
- Extensive parking, double garage large gardens

Guide Price £650,000

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General Information

Westminster Drive is a sought after residential area located on the western edge of Bury St Edmunds. The property is well located with access to an excellent range of local amenities including, schooling for all ages, local shops, post office and the Bannatyne Health Club. The town centre is around 1½ miles away and can be easily reached by foot, car, cycleway or by regular bus service. The A14 is not far away and provides fast access to Ipswich, Cambridge and London/Stansted Airport via the A11/M11.

This well presented property was built in the mid-1980s and has been owned by our vendor for just over 10 years. As is typical with homes of its era the accommodation has a very light and airy feel and has good sized rooms. The ground floor boasts a large entrance hall, cloakroom, 3 reception rooms, a well-appointed kitchen, separate utility room and is further enhanced by the addition of a superb conservatory/garden room with air conditioning. On the first floor, there is a family bathroom, 4 double bedrooms, 3 of which have built-in wardrobes and the master bedroom has an en-suite.

The house benefits from gas fired central heating, Upvc sealed unit glazing, cavity wall insulation, solar panels and a water softener.

Outside
The gardens to the front of the property are of a generous size and have been laid mainly to lawn and a sweeping driveway provides extensive parking and access to the double garage. A side gate leads to the large enclosed rear gardens which afford an exceptional degree of privacy and are extensively laid to lawn, planted with a wide variety of specimen trees. A large patio terrace adjoins the rear of the house and there are 2 timber sheds, one with power connected and a greenhouse which has power and heating.

Directions
From Bury St. Edmunds town centre proceed along Westgate Street, crossing the double mini roundabouts with Parkway into Out Westgate. Continue over the traffic lights into Horringer Road. Turn right, just before leaving Bury St. Edmunds, into Glastonbury Road. Turn 2nd left into Westminster Drive when the property will be seen on the right.

Reception Hall 15'2 x 9'7 max overall (4.62m x 2.92m max overall)

Sitting Room 21'6 x 13'0 (6.55m x 3.96m)

Dining Room 12'0 x 11'7 (3.66m x 3.53m)

Conservatory 23'0 x 18'0 max overall (7.01m x 5.49m max overall)

Kitchen 12'1 x 13'4 (3.68m x 4.06m)

Utility Room 9'8 x 7'5 (2.95m x 2.26m)

Study 11'7 x 8'10 (3.53m x 2.69m)

Cloakroom

Master Bedroom 13'1 x 11'5 (3.99m x 3.48m)

En Suite 7'9 x 5'9 (2.36m x 1.75m)

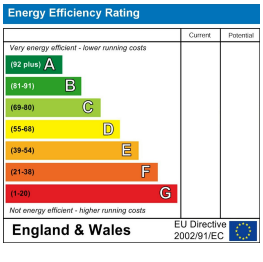
Bedroom 2 14'3 x 11'0 (4.34m x 3.35m)

Bedroom 3 11'10 x 10'2 (3.61m x 3.10m)

Bedroom 4 11'0 x 9'9 (3.35m x 2.97m)

Family Bathroom 10'3 x 6'2 max overall (3.12m x 1.88m max overall)

Double Garage



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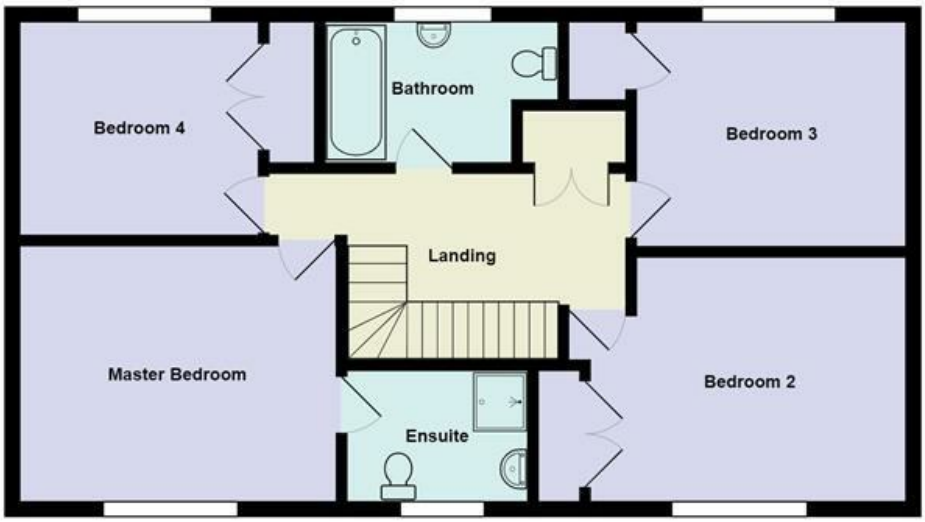
Bedroom 4
Bathroom
Bedroom 3
Landing
Master Bedroom
Ensuite
Bedroom 2

Conservatory/GardenRoom
Dining Room
Utility Room
Sitting Room
Garage
Reception Hall
Study
Wc
Porch

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