Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

12 Linton Gardens, Bury St. Edmunds, Suffolk, IP33 2DZ

This well maintained link detached house is located within a mile or so from the town centre and just moments from open countryside, the West Suffolk Hospital and a range of local amenities including shops and primary school are also close by.

The property is set in good-sized established gardens and includes a large single garage and ample parking. Properties in this location tend to sell quickly - making an early internal viewing essential.

- Spacious 4 bedroom link detached family home
- Hall, cloakroom, sitting room, dining room
- Kitchen, utility, good sized conservatory
- Gas central heating, uPVC sealed unit glazing
- Generous gardens, garage and parking

Guide Price £400,000

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General Information

The property occupies a quiet cul de sac setting within an established residential location which is close to a parade of shops, the hospital and indeed the town centre which is 1 mile away. Bury St. Edmunds is a thriving market town which offers a superb range of educational. recreational and shopping facilities. The A14 gives fast access to Ipswich and Cambridge.

Whether you have been looking for a home for your growing family or perhaps a house which offers plenty of reception space, this well-maintained property could be ideal. The house was built in the 1970s and is now perhaps a little dated in places making it perfect for anyone wanting to put their 'own stamp' on a property whilst adding to its value.

On the ground floor: An entrance hall with a cloakroom off, leads into the generously sized sitting room. The kitchen and dining room are currently 2 separate rooms but could potentially be made into one larger family space. There is a good-sized conservatory leading off the dining room which has views over the established rear gardens. Finally, there is a useful utility/rear porch which also connects to the large garage.

On the First Floor: A spacious landing area gives access to all bedrooms and the family bathroom. Bedrooms 1 and 2 are good-sized double rooms and bedrooms 3 and 4 are smaller single rooms - perfect for use as a home office. The bathroom has both a bath and a separate shower cubicle.

Outside
The gardens to the front of the house include a parking area which leads up to the long single garage. The rear gardens are of a very generous size and afford a good degree of privacy. Laid extensively to lawn, the gardens include a patio area, mature shrubs and trees and a separate area with a shed and greenhouse.

Council Tax - Band D

Directions
From the town centre proceed over the roundabout with parkway from Westgate Street into Out Westgate. At the traffic lights go straight over passing the parade of shops, but then immediately take the left hand turn into Horsecroft Road. Take the right hand turning into Long Acre Gardens then next left into Linton Gardens. The property is marked by our for sale board.

Hall

Cloakroom

Sitting Room 16'9 x 15'11 max (5.11m x 4.85m max)

Dining Room 9'11 x 9'10 (3.02m x 3.00m)

Kitchen 9'10 x 8'5 (3.00m x 2.57m)

Conservatory 10'4 x 9'7 (3.15m x 2.92m)

Utility 8'6 x 7'5 (2.59m x 2.26m)

Bedroom 1 11'7 x 10'4 (3.53m x 3.15m)

Bedroom 2 10'7 x 10'0 (3.23m x 3.05m)

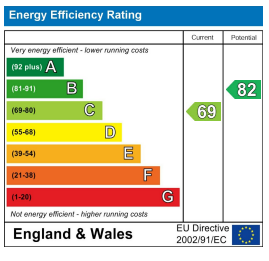
Bedroom 3 7'11 x 7'0 (2.41m x 2.13m)

Bedroom 4 7'4 x 7'0 (2.24m x 2.13m)

Bathroom

Garage 17'2 x 8'6 (5.23m x 2.59m)

Gardens



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Conservatory
Utility
Rear Porch
Kitchen
Dining Room
Garage
Sitting Room
Hall
Bedroom 4
Bedroom 1
Bathroom
Bedroom 2
Bedroom 3