Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

45 West Road,
Bury St. Edmunds, IP33 3EN

Guide Price
£475,000

A spacious semi-detached home is a sought-after location

This handsome semi-detached home is understood to have been built in the 1930's and still retains much of its original character, including stunning original stained glass to most windows. Set in established gardens of over 200ft long, this much-loved home offers an excellent range of accommodation with well-proportioned rooms and good ceiling heights.

The property has been owned by the present vendors since the mid-1960's and although having been well maintained it is a little dated in places, making it perfect for anyone wanting to put their own ideas into a home whilst significantly increasing its value.

The house occupies a superb non-estate setting, on the favoured western side of Bury St. Edmunds. A large garage and a long driveway provide ample parking. The town centre is less than 1 mile away.

- 1930's bay fronted semi detached home
- Occupying a much sought after setting
- Sitting room with bay, separate dining room
- Kitchen, walk-in pantry, shower room
- Spacious landing, 4 good sized bedrooms
- 200ft plus established gardens, large garage
- Wealth of original features - Viewing essential

In more detail, the accommodation comprises:

On the ground floor: An open porch with an original stone archway gives access to the spacious reception hall which has an oak staircase to the first floor and 2 understairs storage cupboards. The hall is lit by original stained glass to both the door and a large half-landing window.

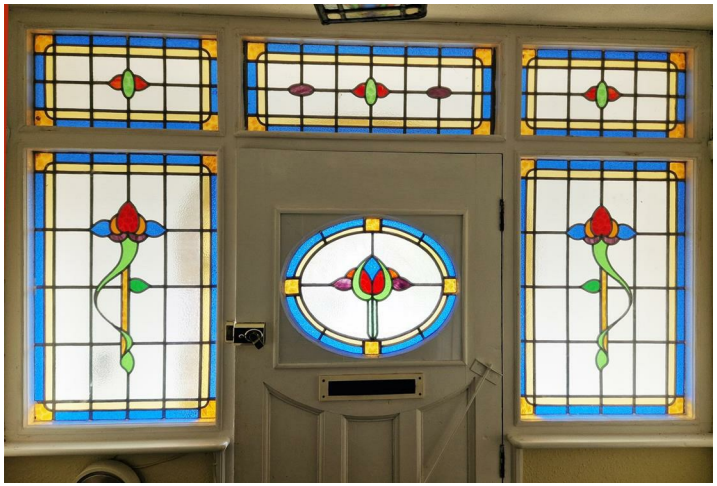
The sitting room is a lovely room with an original bay window, tiled fireplace and picture rail. The separate dining room has a patio door leading into the garden (we are advised the vendor has retained the original glass from original doors, if wishing to re-instate). The kitchen is rather dated but does include a range of fitted units, ample appliance space, a door to the driveway and window to the side. There is a wonderful walk-in pantry cupboard. Leading off the kitchen is a useful shower room.
Agent's note - as there is ample space to the rear there may be potential to extend and add further accommodation.

On the first floor: A spacious landing area gives access to all 4 bedrooms, the bathroom and a separate cloakroom. Bedrooms 1 & 2 are very good-sized King size rooms and Bedrooms 3 & 4 are large single / small double rooms. All rooms on the first-floor feature stained glass, adding to the wonderful feel this house offers.

Heating is provided by electric night storage heaters and although we understand mains gas available outside it is currently not connected internally to the house.

Outside
The property is set back from the road with the front gardens laid mainly to lawn. A driveway to the side of the house provides parking for a number of cars and leads up to the large detached single garage. Behind this is a timber shed. The rear gardens are over 200 ft long and offer a fantastic degree of privacy and seclusion. The gardens are laid mainly to lawn and planted with a wide variety of mature shrubs and trees and bounded by mature hedging.

COUNCIL TAX -BAND E
ENERGY PERFORMANCE RATING - E
COUNCIL - West Suffolk
SERVICES - Mains water, electricity and drainage.
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all providers are likely
WHAT3WORDS ///each.gobblers.clicker



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