Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Russet House, 4A Northgate Avenue, Bury St. Edmunds, Suffolk, IP32 6BB

This substantial detached house offers an excellent range of accommodation and is set in good sized gardens with double garage and extensive parking.

Individually designed and constructed in the mid 1980s, the property now offers potential for a little updating – making it something of a blank canvas. In our opinion, there is also an opportunity to significantly extend the property (subject to consent) transforming the house into your very own 'Grand Design'.

- Spacious individual detached family home offering huge potential
- Occupying an established and much sought after residential location
- Hall, cloakroom, dual aspect sitting room, dining room, kitchen. utility
- Spacious landing, master bedroom with en suite, 3 further bedrooms
- Gas fired central heating with recently installed boiler
- Double garage, ample parking, well stocked gardens, outdoor swimming pool

Guide Price £550,000

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General Information

The property is situated at the end of Northgate Avenue - a wide tree-lined road made up predominately of larger individual homes. Located around 15 minutes walking distance of the town centre there is also a good range of amenities nearby including schooling for all ages. For those people looking to commute, the house is within easy walking distance of the railway station, linking Bury station with both Stowmarket and Cambridge which have mainline rail links to London. The A14 can also be easily accessed which provides a fast route to Ipswich and Cambridge.

As previously mentioned, Russet House is understood to have been built in the mid-1980s and has been owned since new by the same family - testament if needed as to what a lovely house it has been to live in.

Whilst the house has been well maintained, it is now ready for some updating, making it ideal for anyone wanting to 'put their own stamp' on a home whilst increasing its value. For anyone needing even more space, we believe the property lends itself to being substantially extended, subject of course to planning permission being obtained.

On the ground floor: The spacious reception hall with cloakroom off, leads to both reception rooms and the kitchen. The sitting room is a very well proportioned room with a feature fireplace, bay window and patio doors to the gardens. The separate dining room takes a good-sized table and has double doors opening back into the reception hall. The kitchen is fitted with a range of base and wall mounted units together with ample worktop surfaces and appliance space. Finally, there is a useful utility room with a door to the side garden.

On the first floor: A spacious landing area leads to all 4 bedrooms and the family bathroom. The master bedroom has an en suite shower room and both bedrooms 2 and 3 are both comfortable double rooms. Bedroom 4 is a single bedroom that is currently being used as a dressing room and has a connecting door to the master bedroom.

Outside
The property is set back from the road with a slightly elevated position. A large driveway provides extensive parking and access to the double garage. The garage includes twin doors, a side courtesy door, light and power and a large eaves storage area.

A gate leads to the side gardens which include an area of patio and a glazed lean-to. The rear gardens are of a generous size and are laid predominantly to lawn. There are a wide variety of mature shrubs and trees. The gardens also include an outdoor swimming pool.

Directions
From the town centre proceed along Northgate Street crossing over the roundabout into Out Northgate. Continue into Fornham Road eventually taking the left hand turning into Norfolk Road. The property will then be found towards the top of the road on the left-hand side.

Reception Hall

Cloakroom

Sitting Room 22'7 min x 13'7 (6.88m min x 4.14m)

Dining Room 11'11 x 11'8 (3.63m x 3.56m)

Kitchen 11'8 x 11'8 max (3.56m x 3.56m max)

Utility 8'9 x 6'2 (2.67m x 1.88m)

Spacious Landing

Master Bedroom 11'8 min x 11'8 (3.56m min x 3.56m)

En suite shower

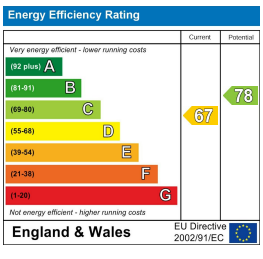
Bedroom 2 13'8 x 11'8 (4.17m x 3.56m)

Bedroom 3 13'8 max x 10'6 (4.17m max x 3.20m)

Bedroom 4 11'8 x 6'10 max (3.56m x 2.08m max)

Bathroom

Double Garage 19'10 x 18'6 (6.05m x 5.64m)



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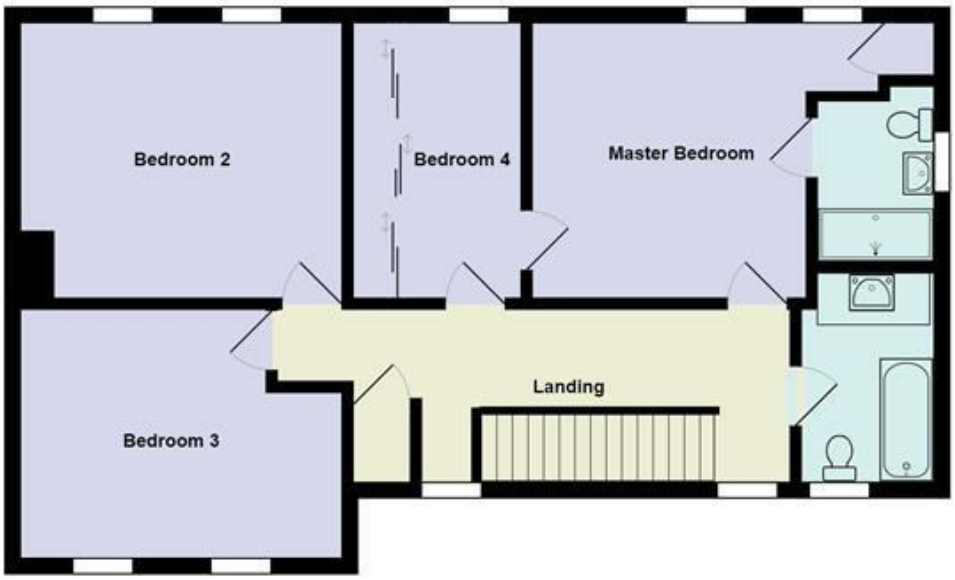
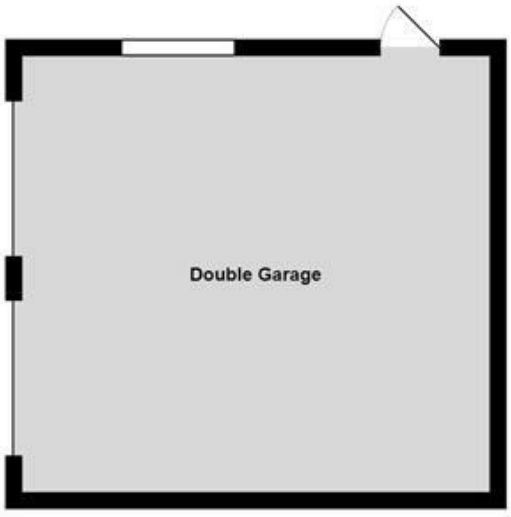

Bedroom 2
Bedroom 4
Master Bedroom
Landing
Bedroom 3

Dining Room
Kitchen
Sitting Room
Utility
Reception Hall


Double Garage

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