Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Linden House, 1 Westminster Drive, Bury St. Edmunds, Suffolk, IP33 2EZ

PREPARE TO BE IMPRESSED – This exceptionally spacious detached home occupies a superb setting on the western outskirts of the town and is set in large established gardens with a double garage and extensive parking.

If you have been searching for a property that is large enough for all the family this well maintained home might be ideal. If you need even more space there is ample place to extend and a little updating could transform this lovely house into a truly stunning home.

- Generously proportioned detached family home
- Occupying a well served and highly desirable location
- Reception hall, sitting room, dining room, study, conservatory
- Fitted kitchen/breakfast room, utility, home office/workroom
- Master bedroom with en suite, 3 further double bedrooms, family bathroom
- Double garage, workshop, extensive parking, superb gardens

Guide Price £770,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

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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.

From the moment you step inside Linden House, you will appreciate that it has much to offer- large rooms, good ceiling heights and lots of natural light set the scene for very comfortable family living.

The property was built in the mid-1980s and has been owned since new by the present owner- testament if needed of what an excellent house it has been to live in. Whilst the house has certainly been extremely well maintained, there is potential for a little updating, making it perfect for anyone wanting to enhance a property whilst significantly adding to its value. There is also ample space to extend (subject to planning consent) so this house could be a fantastic starting point of your very own grand design.

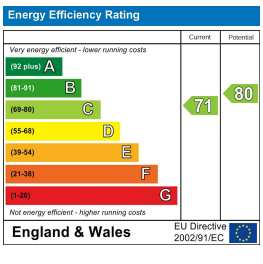
Outside
The gardens are truly delightful and were certainly one of the features that attracted the current owner to Linden House. Extending to in excess of half an acre (STS), the grounds around the house offer excellent levels of privacy, with large open lawns and lovely tucked away secluded areas shaded by trees. If you like the idea of homegrown vegetables or fruit there is a large greenhouse and sizable garden shed/workshop with power connected. With recycling being an ever more important part of our lives, a 6000 litre underground rainwater havesting tank has been installed. The property is well-positioned within the plot, with a deep frontage and a sweeping driveway, which provides generous parking for multiple vehicles. For those that have a special car or perhaps want a large workshop, there is a double garage with power and lighting connected.

If you are looking for a versatile family home set within large grounds, with space to work from home, be close to the open countryside and yet have good access to the town centre and local schools, don't miss out on this opportunity. Properties in this area are rarely available for long!

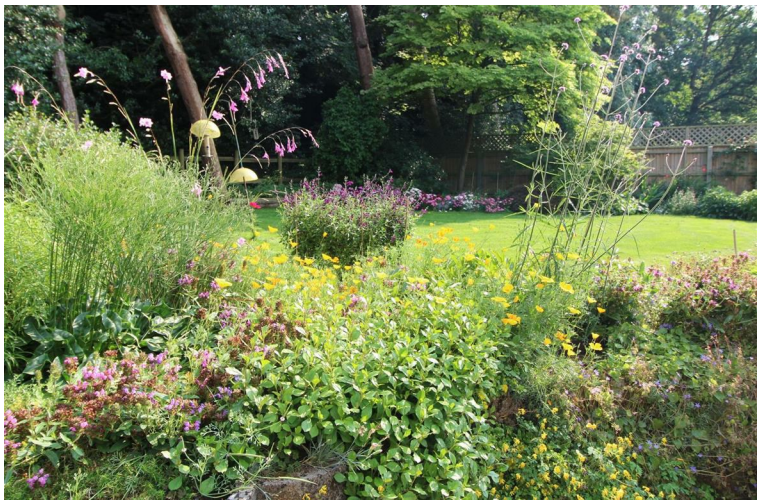
Directions
From Bury St. Edmunds town centre proceed along Westgate Street, crossing the roundabout with Parkway into Out Westgate. Continue over the traffic lights into Horringer Road. Turn right, just before leaving Bury St. Edmunds, into Glastonbury Road. Turn 2nd left into Westminster Drive when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

Lobby 11'7 x 4'3 (3.53m x 1.30m)
Reception Hall 12'1 x 11'1 max overall (3.68m x 3.38m max overall)
Cloak Room
Sitting Room 24'1 x 14'0 (7.34m x 4.27m)
Conservatory 20'4 x 13'10 (6.20m x 4.22m)
Dining Room 14'1 x 11'2 (4.29m x 3.40m)
Study 12'8 x 8'1 (3.86m x 2.46m)
Kitchen/Breakfast Room 13'9 x 10'3 (4.19m x 3.12m)
Utility Room 9'0 x 9'0 (2.74m x 2.74m)
First Floor Landing
Master Bedroom 13'6 x 11'3 (4.11m x 3.43m)
Ensuite 8'0 x 8'0 (2.44m x 2.44m)
Bedroom 2 14'1 x 11'2
Bedroom 3 13'9 x 10'8 max overall (4.19m x 3.25m max overall)
Bedroom 4 13'10 x 7'9 plus recess (4.22m x 2.36m plus recess)
Family Bathoom 8'0 x 7'9 (2.44m x 2.36m)

Garage 21'5 x 19'10 (6.53m x 6.05m)
Studio/workshop 13'2 x 12'10 (4.01m x 3.91m)
Walk-in Cupboard 7'6 x 4'0 (2.29m x 1.22m)
W C
Store Room



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 fitting. 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 web site, please contact our offices immediately.

Master Bedroom
Ensuite
Bathroom
Bedroom 3
Landing
Bedroom 4
Bedroom 2
Storage
Studio/Workshop
WC
Garage
Utility Room
Kitchen
Study
Conservatory
Sitting Room
WC
Reception Hall
Porch
Dining Room

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