

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



Meadside Church Road, Bradfield St. George,  
Bury St. Edmunds, IP30 0BG

Guide Price  
£795,000

MG  
PARTNERSHIP

## *Superb Family Home Offering Over 2050sq.ft Alongside Mature Gardens In 0.56 Acres. (STMS)*

Welcome to Meadowside, a much-improved family home occupying an impressive plot, complete with lawn, mature shrubbery, outbuildings, pond and much more!

Bradfield St George combines rural tranquillity with practical convenience; a key feature of its desirability. This small, close-knit community is surrounded by rolling farmland and countryside, making it ideal for those who enjoy outdoor living, whether that's walking, cycling, or simply appreciating the peaceful setting.

Despite its quiet location, the village benefits from good access to Bury St Edmunds, just a short drive away. The vibrant market town provides a wide range of amenities including supermarkets, independent shops, restaurants, cafes, health, leisure and well-regarded educational facilities.

Upon arrival you are greeted by gated entry, holding access to the substantial driveway suitable for multiple vehicles, as well as the car port and single garage.

The property offers approximately 2088sq.ft of accommodation, whilst cleverly future proofed with features such as solar panels.

- Occupying A Mature 0.56 Acre Plot (STMS)
- Four Double Bedrooms, All With Fitted Storage
- Additional Office Space
- Peaceful Village Setting
- Car Port, Garage & Sizeable Driveway
- Impressive Lounge With Charming Fireplace
- Open Plan Kitchen-Diner
- Superb Family Home



#### Ground Floor:

Upon entry you will find a large entrance hallway, giving access to the staircase, living room, kitchen-diner, understairs storage and cloakroom.

The large, dual aspect living room is bathed in natural light, with double doors opening onto the patio and overlooking the wonderful garden. A charming fireplace with in-set log burner creates an ambient focal point, perfect for the autumnal / winter months.

Since purchasing, the vendors have created an open-plan kitchen-diner, removing a dividing wall to allow for a far more sociable and contemporary heart to the home. Ample storage can be found, including a pantry. Access leads to the carport and subsequent utility room, completed with additional storage, sink and plumbing facilities for a washing machine and tumble dryer.

Trailing the kitchen, you find a triple aspect sunroom, with double doors leading to the garden.

Accessed via the garden, the superb office, complete with heating, provides an ideal space for those who regularly work from home, or equally wish to create an additional hobbies / craft room.

Completing the ground floor you find the cloakroom, fitted with wc, basin, storage and heated towel rail.

#### First Floor:

The large landing holds access to all four double bedrooms, all complete with fitted storage.

The principal bedroom offers a stylish en-suite complete with wc, basin, storage, shower cubicle with rainfall shower and heated towel rail.

Bedrooms one and three overlook the rear of the property, whilst bedroom two and four overlook the front.

Storage on the landing, alongside the family bathroom complete with wc, basin, shower over bath and heated towel rail finalise this impressive family home.

#### Outside:

Set within approximately 0.56 of an acre, this beautifully established garden offers a wonderful sense of space, privacy, and maturity. The grounds are thoughtfully arranged, featuring a well-maintained expanse of lawn bordered by an array of mature shrubs that provide year-round structure, colour, and seclusion.

A charming pond creates a tranquil focal point, attracting wildlife and enhancing the garden's peaceful atmosphere, whilst framed with two willow trees.

The hard-landscaped seating area is perfectly designed for al fresco dining. This space is also complemented by a pergola and water feature.

#### Agent Notes:

EPC Rating - D

Council Tax - G (West Suffolk)

Solar Panels

Oil Fired Heating

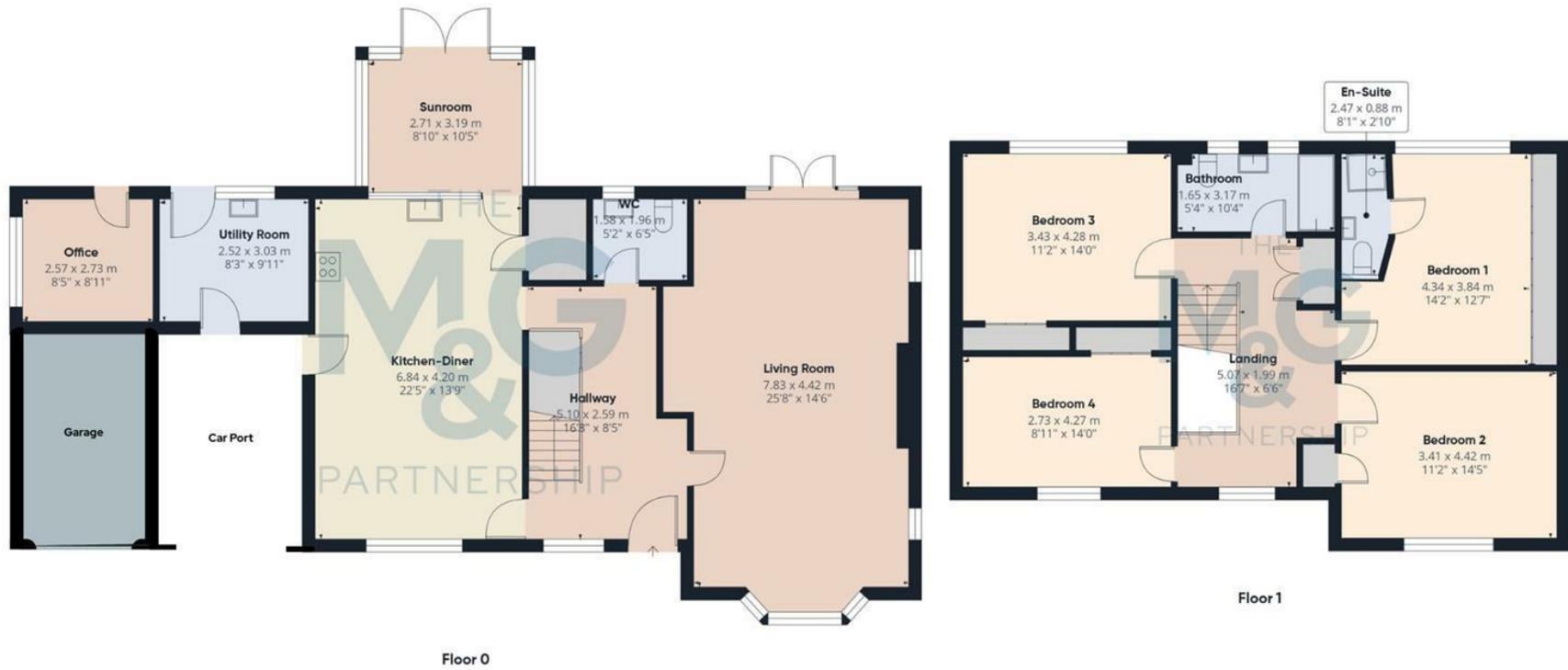
Mains Water, Electricity & Drainage

What3Words: ///smiling.worksheet.survived

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





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