Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

59 Maltings Garth, Thurston,
Bury St. Edmunds, IP31 3PP

Guide Price
£425,000

SO MUCH SPACE! - A very comfortable home in a sought-after village setting

This exceptionally spacious detached chalet provides an excellent range of flexible accommodation, making it perfect for family living.

The property provides buyers with the opportunity to do some updating and remodelling whilst adding to its value.

Set in mature corner plot gardens with a single garage and ample parking, the property occupies a pleasant location, within easy walking distance of the village centre and all local amenities.

The house is being sold with the benefit of having NO ONWARD CHAIN.

- Substantial detached chalet style home
- Occupying a popular village setting
- Porch, hall, shower room, fitted kitchen
- Spacious sitting room, dining room
- Ground floor bedroom, Study/bed 5
- 3 First floor bedrooms, bathroom
- Conservatory. Oil fired heating
- Garage, enclosed gardens, ample parking
- NO UPWARD CHAIN

Whether you have been searching for a home large enough for your growing family or simply somewhere with flexible living space in a well-served setting, this attractively presented detached chalet is bound to appeal.

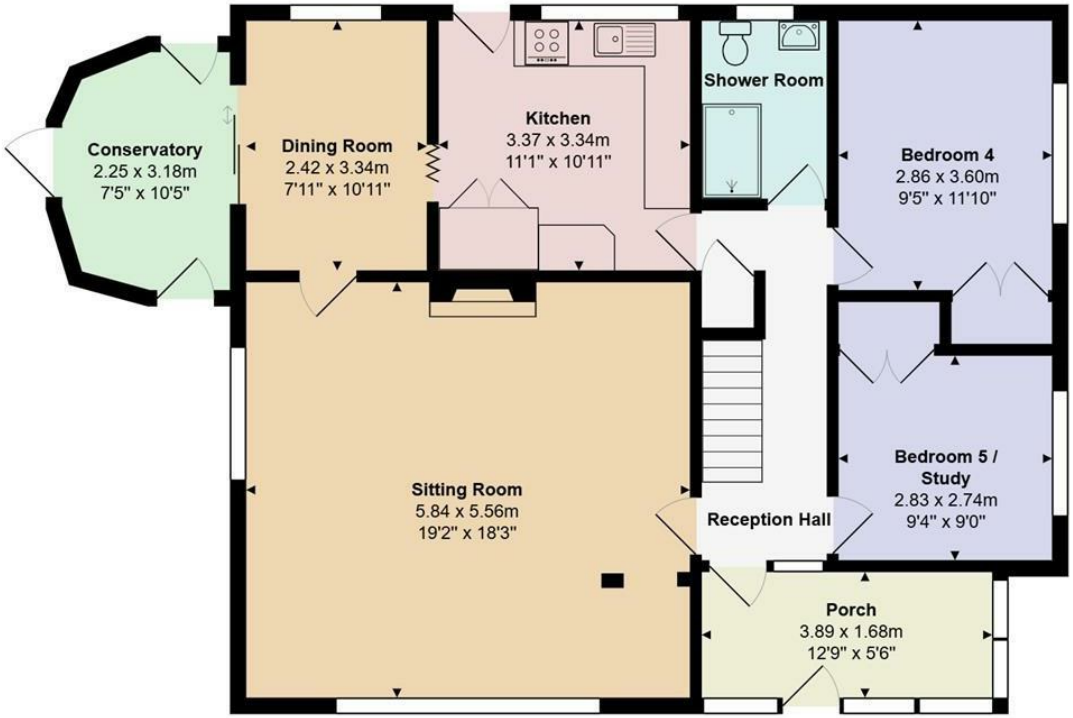
On the ground floor:
A large entrance porch gives access to an inner hallway with a staircase to the first floor. The sitting room has a dual aspect with lots of natural light and a fireplace. A connecting door leads to the separate dining room which has an opening into the conservatory. The kitchen is fitted with a range of cupboards and provides ample appliance space. Buyers may consider taking down the dividing wall to make 1 larger kitchen/diner.

There are 2 bedrooms on the ground floor and a shower room - so this space could work well for anyone with a dependent relative or for those people working from home.

On the first floor:
A spacious landing area leads to the bathroom and 3 double bedrooms, 2 of which have large eaves storage cupboards.

Outside
The property has wide borders to the front which are laid to lawn with mature shrubs. A further area of lawn to the side borders the long driveway which provides plenty of parking and access to the single garage. The hedge and fence-enclosed rear gardens include a sheltered lawn and planted flower borders.

COUNCIL TAX - BAND E
EPC - E
COUNCIL - Mid Suffolk
SERVICES - Mains water, electricity and drainage. Oil heating, gas within the road
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS -///prowling.cupcake.hamster



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 fittings. 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 website, please contact our offices immediately.

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