

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

6 Pinders Way,
Bury St. Edmunds, Suffolk, IP33 3JN

Guide Price
£385,000

*A beautifully presented modern,
detached, family home.
Much improved with fantastic
appeal.*

6 Pinners Way is within a modern development, a quiet cul-de-sac within a short distance of the historic Town Centre of Bury St Edmunds. This attractive home is within easy reach of & conveniently located to access nearby amenities, which include: schooling for all ages, & local shops. The town centre is around 1 mile away and the A14 dual carriageway is within easy reach, giving fast access to Ipswich, Cambridge and London via the M11.

Beautifully decorated and presented, the home has been improved and updated to include so many features, that an internal inspection is a must, to appreciate all that is on offer here.



- Modern attractive detached 4 Bed home
- Spacious integrated Kitchen / Dining room
- Double Aspect living room, extended Garden Room
- Updated Bathroom, ground floor cloakroom
- 6.4KW Solar panels with battery/inverter
- Single Garage, Driveway, EV charger
- Low maintenance enclosed gardens



This is a much loved family home, ideally situated, and much improved by the current owners and impeccably presented throughout.

Downstairs is an attractive layout, with a good sized, double aspect sitting room, with french doors leading to a wide paved patio to the rear, and window to the front.

The kitchen-diner is spacious, smart and well-equipped, with a practical U shape layout ideal for the home chef, and with quality integrated appliances, and timber worktops.

Included are a Bosch Oven and separate Grill, an Induction 5 ring cooktop, and separate bench, with built in Microwave, Fridge-Freezer, and separate Wine Fridge, and with built-under spaces for Washing Machine and separate Drier. Ample storage provided in plenty of cabinet space, plus a large store cupboard under the stairs.

The Kitchen/dining area leads through an opening to the attractive Garden Room extension to the rear, again with French Doors, accessing the paved patio area and wide windows.

Upstairs are the four good-sized bedrooms, and family bathroom, and airing cupboard. Bedroom 4 being currently set up as a study for WFH.

Externally there is a gated side access and a covered walk-through to the rear garden, and a single garage with up and over door, and loft storage above. The front garden and driveway is neatly presented with low maintenance finishes. The rear garden is laid to lawn and fully enclosed with fencing, beyond the patio area. As noted before there is an excellent Solar PV system recently installed with 16 panels, and inverter and battery located in the garage.

EPC - currently C, potential, B
Council Tax - Band D



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