

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

24 Bell Meadow,  
Bury St Edmunds, Suffolk, IP32 6AU

Guide Price  
£349,500

THE

PARTNERSHIP

*An established home with lots of potential in a great location*

A competitively priced detached house with excellent potential and all the makings of a wonderful family home.

Occupying a pleasant setting, this extended detached house offers generous accommodation, large private gardens and plenty of parking.

The property has been extended to both sides and the rear, creating a spacious home with excellent reception space, ideal for family life or entertaining.

Although now requiring elements of updating, the house is generally in good order and provides the perfect blank canvas for anyone wanting to add their own style and value.

- Well located detached family home
- Requiring elements of updating
- Hall, sitting room, dining room
- Fitted kitchen, garden room, cloakroom
- 3 Good sized bedrooms, shower room
- Large gardens, ample parking
- Gas central heating, sealed unit glazing
- NO ONWARD CHAIN



The property, which benefits from gas-fired central heating and sealed unit glazing, is being sold with the benefit of having NO ONWARD CHAIN and in more detail comprises:

On the ground floor:

An entrance porch leads into a good-sized sitting room with a large picture window overlooking the front gardens. There is a tiled floor and gas flame effect fire.

The former garage has been converted to create a separate dining room, giving the house plenty of reception space and making it ideal for entertaining.

The kitchen is of a generous size and provides an excellent range of cupboards and worktop surfaces. There is an integrated double oven, a fitted gas hob and cooker hood. There is ample appliance space and an integrated fridge/freezer.

Leading off the kitchen is a useful garden room providing an ideal area to relax and enjoy the garden views. Finally, there is a large cloakroom with ample space to be adapted for use as a utility area /shower room.

On the first floor:

There are 3 good sized bedrooms and a bathroom, which is currently arranged as a shower room.

Outside

The gardens to the front of the house have been hard landscaped for ease of maintenance. A driveway provides parking for a number of cars. The rear gardens are well established and afford a good degree of privacy and seclusion. Laid mainly to lawn and planted with a variety of shrubs, the gardens include 2 garden sheds and a summer house.

This keenly priced home has, in our opinion, all the makings of a wonderful family home. With some flair and updating, it could be transformed into something very special.

COUNCIL TAX -BAND C

ENERGY PERFORMANCE RATING - TBC

COUNCIL - West Suffolk

SERVICES - All main services are connected

BROADBAND -Ofcom states ultrafast is available

Mobile - Ofcom states all mobile providers are likely.

WHAT3WORDS ///plenty.lizard.exploring





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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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

01284 755526