Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 9 Boughton Way, Bury St. Edmunds, Suffolk, IP33 1AG

TICKING ALL THE BOXES – This superbly presented town house offers an excellent range of accommodation and occupies a sought after location, just a few minutes walk away from the town centre and Abbey Gardens.

The accommodation is arranged over 3 floors and includes a pleasant sitting room and a refitted kitchen/dining room. There are 3 double bedrooms, a family bathroom and en suite shower room. The house has attractive gardens to the rear and a single garage with private parking.

- Beautifully maintained 3 storey townhouse
- Hall, cloakroom, sitting room, refitted kitchen/diner
- First floor with 2 double bedrooms and family bathroom
- Second floor with master bedroom and en suite
- Gas central heating, sealed unit glazing
- Enclosed gardens, garage and parking

## Guide Price £410,000

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

# 9 Boughton Way, Bury St. Edmunds, Suffolk, IP33 1AG

## General Information

Situated off Cotton Lane, the property stands close to the beautiful Abbey gardens and the town centre which offers an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

This beautifully appointed townhouse is understood to have been built in 2005 by the much-respected builder: Hopkins Homes. The property has been owned since new by the present vendor – testament if needed as to what a lovely house it is to live in. In recent years the house has been updated with a refitted kitchen, boiler and part uPVC replacement windows.

The house offers a versatile range of accommodation and has the benefit of sealed unit glazing and gas fired central heating. We are confident that the house will have wide appeal and would be equally suited to families, couples or indeed anyone looking for a sound investment purchase.

On the ground floor: the spacious entrance hall with large cupboard and cloakroom off, leads to the well proportioned sitting room with feature fireplace. Double doors open up into the spacious kitchen/dining room which has an integrated electric oven, gas hob and hood. There is an extensive range of cupboards and worktop surfaces together with an integrated fridge freezer, washing machine and dishwasher. The dining area has double doors which open into the gardens.

On the first floor are 2 double bedrooms, each with built in wardrobes. The family bathroom also has a separate shower. The second floor is made up of the master bedroom, an en suite shower room and large walk in storage/airing cupboard.

Outside
The gardens to the rear of the property enjoy a sunny aspect and afford an excellent degree of privacy. Laid to lawn, with a sheltered patio area, the gardens have planted shrub and flower borders and a useful garden shed. A rear pedestrian access leads to the single garage which has light and power connected and a parking space to the front.

Directions
Proceed from Angel Hill across the traffic lights into Mustow Street and turn left into Cotton Lane. Continue to follow the road which bears to the right and eventually leads into Barwell Road. Follow the road for a short distance and turn left onto Boughton Road, the property will then be seen on the left hand side.

**Hall**

**Cloakroom**

**Sitting Room 15'7 x 10'6 (4.75m x 3.20m)**

**Kitchen/Diner 17'8 x 8'9 (5.38m x 2.67m)**

**First Floor**

**Bedroom 2 15'7 max x 11'10 max (4.75m max x 3.61m max)**

**Bedroom 3 10'2 min x 9'11 (3.10m min x 3.02m)**

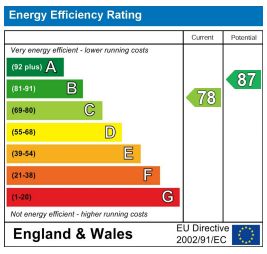
**Bathroom 8'6 x 7'4 max (2.59m x 2.24m max)**

**Second Floor**

**Master Bedroom 20'4max x 10'10 max (6.20mmax x 3.30m max)**

**En Suite Shower**

**Garage 18'4 x 9'1 (5.59m x 2.77m)**




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.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

# 9 Boughton Way, Bury St. Edmunds, Suffolk, IP33 1AG