Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

2 Plovers Way,
Bury St. Edmunds, Suffolk, IP33 2NJ

MAKE IT YOUR OWN – This well located detached house will require updating making it perfect for anyone wanting to put their 'own stamp' on a home whilst increasing its value.

The property, which is being sold with the benefit of having NO UPWARD CHAIN offers a good level of accommodation including a 25ft reception room and 4 bedrooms. As properties in this established setting rarely become available, an early viewing is recommended.

- Spacious detached house requiring modernisation
- Occupying a popular and well served location
- Porch, hall, cloakroom, large sitting/dining room
- Kitchen, side lobby/utility, conservatory
- 4 Good sized bedrooms, bathroom
- Single garage, parking, large mature gardens

Guide Price £400,000

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General Information

The house occupies a pleasant setting within an established residential area. There are a number of local amenities nearby including the beautiful Nowton Park. The town centre is around 2 miles away and can be easily reached by regular bus route, car, foot or cycle-way. Bury St Edmunds offers an extensive range of shopping, recreational and educational amenities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11)

As previously mentioned, the property offers a good range of accommodation but will require updating - making it something of a blank canvas. The house which is being sold with the benefit of having NO UPWARD CHAIN includes gas fired central heating and uPVC sealed unit glazing.

On the ground floor: An entrance porch leads into the entrance hall with cloakroom off. The sitting/dining room is of a very good size and has a door way leading into a uPVC conservatory. The kitchen provides ample storage and appliance space and has a door leading into the side lobby /utility.

On the first floor: A spacious landing area leads to all 4 bedrooms and the family bathroom.

In our opinion, the property would lend itself to further extension - if required and subject of course to consent. The garage is mostly integral and therefore could also lend itself to being converted to provide more reception accommodation.

Outside
The gardens to the front of the house are laid to lawn and include a driveway providing parking and access to the single garage. A side access leads to the enclosed rear gardens which are of a good size and afford a good degree of privacy. Laid extensively to lawn the gardens enjoy a sunny aspect and include a large lawn, a variety of mature shrubs and trees and a useful garden shed.

Council Tax Band D.

Directions
From the town centre proceed down Cullum Road to the roundabout at Southgate Green. Take the 2nd exit into Nowton Road. Continue past Bury Park Drive and the sports ground, taking the next left hand turning into Plovers Way. The property will be seen on the righthand side.

Entrance Porch

Entrance Hall

Cloakroom

Sitting/Dining Room 25'4 x 11'10 max (7.72m x 3.61m max)

Kitchen 10'10 x 8'7 (3.30m x 2.62m)

Side lobby/utility 13'0 x 4'10 (3.96m x 1.47m)

Conservatory 8'0 x 6'10 (2.44m x 2.08m)

Landing

Bedroom 1 12'11 x 10'8 max (3.94m x 3.25m max)

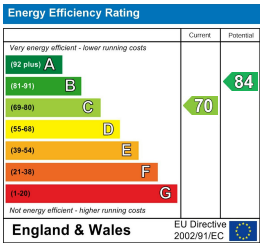
Bedroom 2 11'11 x 8'8 (3.63m x 2.64m)

Bedroom 3 8'8 x 8'4 (2.64m x 2.54m)

Bedroom 4 10'8 x 7'5 (3.25m x 2.26m)

Bathroom 7'2 x 5'7 (2.18m x 1.70m)

Garage 14'6 x 7'6 (approx.) (4.42m x 2.29m (approx))



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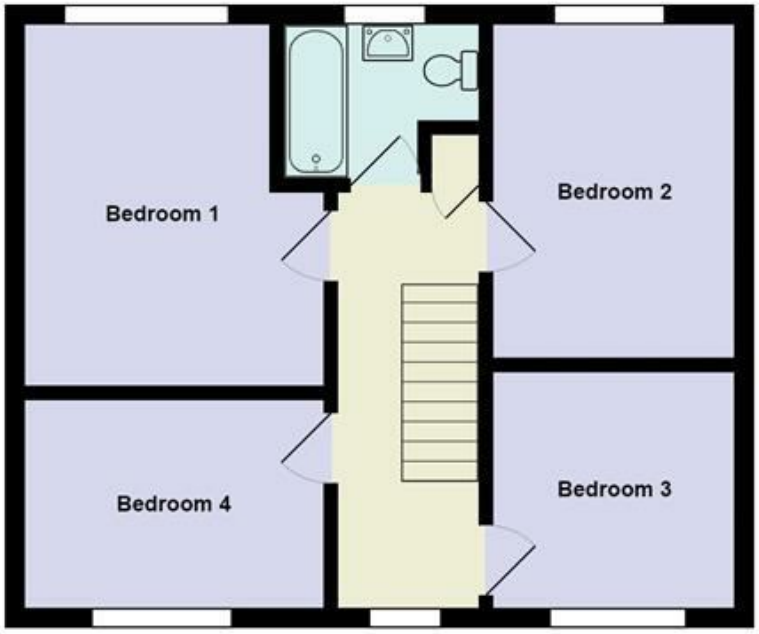

Interested? Call us on 01284 755526

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