Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

50 Westley Road,
Bury St. Edmunds, Suffolk, IP33 3RR

Guide Price
£350,000

This gorgeous cottage is something you could easily fall in love with and is definitely a 'MUST SEE'

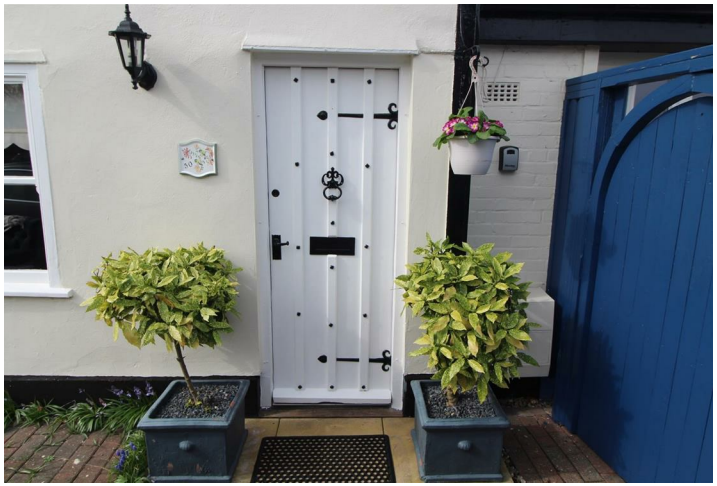
This beautifully presented semi-detached cottage occupies a popular setting on the favoured western outskirts of the town. Set in private gardens with off-road parking, the property offers a wealth of original period charm and character.

The cottage, which is Grade II Listed, is understood to have origins dating back to the 16th Century and is of traditional timber framed construction beneath a plain tiled roof.

The property has been sympathetically extended to the rear and is perhaps a little larger than you might expect from the outside. The accommodation is arranged over 3 floors and includes a superb sitting room, separate dining room, spacious kitchen and 2 double bedrooms.

In our opinion, the property would be perfect for a couple or young family, but would equally make a glorious 2nd home or Airbnb.

- Charming Grade II Listed semi detached cottage
- Located within easy reach of all town amenities
- Hall, sitting room, dining room, kitchen/diner
- First floor bedroom with dressing area
- Second floor bedroom, spacious bathroom
- Enclosed established gardens, off road parking
- Gas central heating, many original features
- Early internal viewing highly recommended



Located within around 1 mile of the town centre, this attractively presented cottage is bound to have wide appeal. Despite being of historic interest, the cottage offers well planned accommodation with generous sized rooms and good ceiling heights.

The present vendors, who have owned the property for a number of years, have modernised and extended the property in a stylish yet sympathetic way, making this charming cottage a truly wonderful home.

On the ground floor: The entrance hall gives access to the sitting room and dining room. The dual-aspect sitting room is of a generous size and features a wealth of exposed timbers and a fireplace. The dining room is the perfect space for a cosy dinner party and has glazed double doors to the garden and a connecting door to the kitchen.

The dual-aspect kitchen has space for a breakfast table and includes extensive cupboards, worktop surfaces and appliance space. The bathroom is located between the dining room and kitchen and has been beautifully fitted with both a large deep bath and a separate shower cubicle.

On the first floor: The bedroom on this floor includes a dressing area with built-in storage and is part divided by studwork. This room has windows to both the front and rear and could potentially be subdivided to form 2 smaller bedrooms if required.

On the second floor: The bedroom on this floor includes built-in storage and has a sloping ceiling giving limited head height at the widest points.

Outside: There is a small fence-enclosed garden to the front of the house and a good sized parking area to the side. A gate leads to the side and rear gardens, which afford a good degree of privacy and seclusion . The side gardens include a paved area and a further terrace providing the perfect spot to relax and enjoy alfresco dining. The main gardens have been beautifully landscaped and include a shaped lawn, a large shed and well-stocked flower and shrub borders.

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