

A two-story brick house with a gravel driveway and a white garage. The house has a light-colored brick upper half and a dark red brick lower half. There are four windows visible: two on the upper floor and two on the lower floor. The lower floor windows have white frames and blue vertical blinds. The upper floor windows have white frames and blue vertical blinds. A satellite dish is mounted on the wall to the left of the upper floor windows. A white door is visible on the left side of the house. The driveway is made of gravel and is bordered by a low concrete wall. There are several potted plants in the front garden.

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

9 Runnymede Green,
Bury St. Edmunds, Suffolk, IP33 2LH

Offers In Excess Of
£325,000

INDEPENDENT ESTATE AGENTS

Extended semi-detached home with generous corner plot gardens

Set in a particularly pleasant location overlooking a green, this much improved home is just a short distance from the West Suffolk Hospital, local shops and within around a mile of the historic town centre.

The property has been exceptionally well maintained and offers spacious and versatile accommodation, ideal for modern family living.

Enjoying large corner plot gardens with a sun room, workshop/garage and ample parking, this superb home is sure to appeal to families, professionals and those seeking a property in a lovely established setting.



- Extended and much improved semi-detached house
- Occupying an established corner plot position
- Close to all amenities, including shops & Hospital
- Cloak/utility, sunroom, kitchen/diner, living room
- Three Good-sized bedrooms, en-suite and bathroom.
- Single garage, extensive parking, garden room/office
- Gas-fired central heating, UPVC sealed unit glazing
- Energy Efficient Home - EPC: B



The property, which benefits from gas-fired central heating and uPVC sealed unit glazing, comprises:

On the ground floor:

The property is approached through a pleasant sun room, which is the perfect space to relax and enjoy views over the gardens. The entrance hall gives access to the kitchen, sitting room, and a utility room with a cloakroom beyond. The sitting room is of a particularly good size and has a large picture window overlooking the front gardens.

The kitchen/diner was refitted approximately two years ago and is of a Shaker style with built-in oven and microwave, hob and dishwasher. There is ample space for a dining table, an understairs storage cupboard and a door leading to the outside.

On the first floor:

The landing area leads to all three bedrooms and the family bathroom. Bedroom 1 has useful built-in storage and an en-suite shower room. Bedroom 2 and 3 overlook the rear garden. The family bathroom is complete with wc, basin and bath with shower over.

Outside:

The gardens to the front of the property have been hard landscaped for ease of maintenance and include a driveway providing parking for a number of cars. The garage has been converted into a workshop and has an adjoining home office however the front up and over door can be reinstated if needed.

As previously mentioned, the rear gardens are of a very good size and include an extensive patio with brick built BBQ ideal for outdoor entertaining. The remainder of the gardens are fenced and closed, laid predominantly to lawn with planted shrub and flower borders. The raised shingle area provides space for potted greenery whilst gated access leads to a communal footpath.

Council Tax: Band C

Energy Performance Rating: TBC

Local Council: West Suffolk

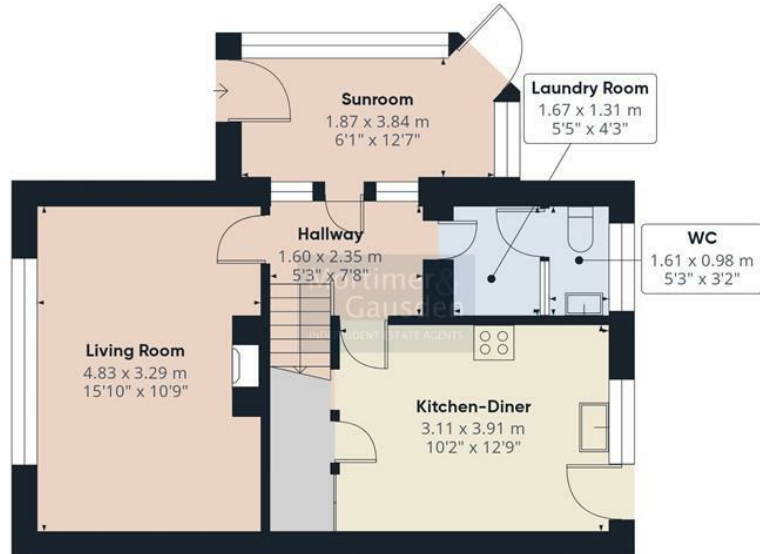
Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

What3Words ///zebra.commit.described





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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.

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

01284 755526