Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

45 Fen Way,
Bury St. Edmunds, Suffolk, IP33 3ZA

If you would like to live close to the town centre and love the idea of a finding a property with particularly spacious ground floor accommodation, then look no further! This superbly presented home has been extended to the rear with the addition of a beautiful dining/family room.

Located on the popular Tayfen Meadow development, with a good-sized garage and enclosed gardens, properties of this nature rarely become available - therefore early viewing is highly advised.

- Well presented home, superb vaulted dining/family room
- Located minutes from the town centre & train station
- Sitting room, cloakroom, beautiful fitted kitchen
- Master bedroom with en-suite, 2 further bedrooms
- Sealed unit glazing, gas central heating
- Garage, enclosed gardens, sought after location

Guide Price £400,000

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General Information

The house is pleasantly situated within the popular Tayfen Meadow Development, which is attractively landscaped and ideally located to access the town centre and train station on foot or by cycle. Bury St Edmunds offers a superb range of Schooling, shopping, leisure and cultural facilities. The A14 is also within easy reach, providing links to Cambridge, Ipswich, Norwich, London and Stansted Airport via the A11/M11.

This extended house offers well-proportioned accommodation and is decorated in neutral colours, adding to the feeling of light and space and providing a stylish contemporary feel. On the ground floor, the entrance hall gives access to the cloakroom, kitchen and sitting room, which features a gas flame effect fire.

The superb dining/family room extension has a vaulted ceiling, with Velux windows and bi-folding doors. This area enjoys excellent levels of natural light and is open plan to the beautifully fitted kitchen, making the whole of the ground floor perfect for entertaining and modern family living.

On the first floor, there is a master bedroom with ample built-in storage and en suite. There are a further two bedroom and a family bathroom. The house is served by gas fired central heating and Upvc sealed unit double glazed windows.

In our opinion, this property would particularly suit those downsizing from a larger family home and appreciate a spacious level of ground floor accommodation in a superb setting..

Outside
Originally designed as an open carport to the side of the house, the current owners have fitted an electrically operated roller door to the front and double opening timber doors to the rear, providing secure parking and storage. The attractive fence enclosed rear garden is laid mainly to grass bordered by mature shrub beds. A large patio is situated to the rear and side of the house and there is a good size timber shed.

Directions
Proceed down Parkway passing the multi-storey car park, turn left at the roundabout and then next right into Springfield Road. At the bottom of the road turn left into Springfield Lane and then take the next right into Fen Way. Continue to follow Fen way round passing Bull Rush Cresent and Marsh Way, The property can be found at the end of Fen Way, on the left

Reception Hall

Cloak Room

Kitchen 12'4 x 11'10 max overall (3.76m x 3.61m max overall)

Sitting Rom 15'8 x 10'5 (4.78m x 3.18m)

Dining/family Room 22'3 10'5 (6.78m 3.18m)

First Floor Landing

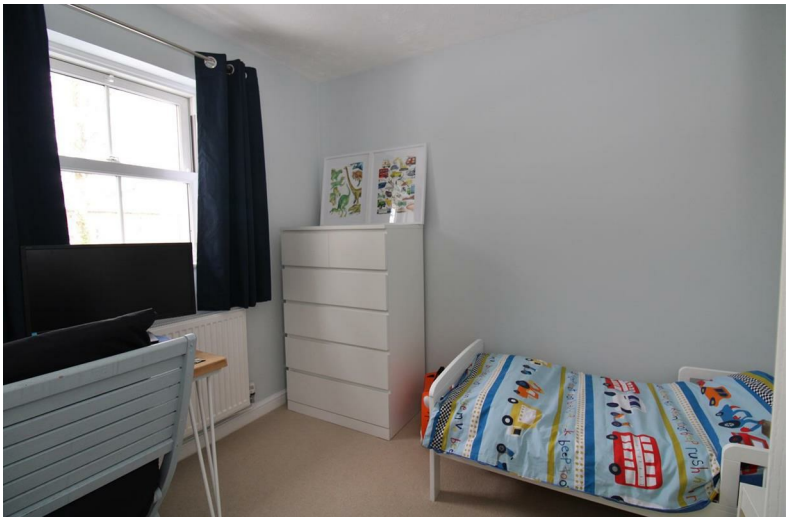
Master Bedroom 15'8 x 10'7 (4.78m x 3.23m)

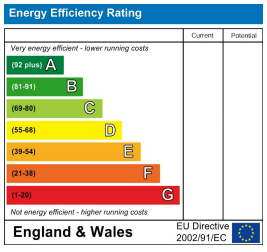
En suite

Bedroom 2 9'5 x 9'2 (2.87m x 2.79m)

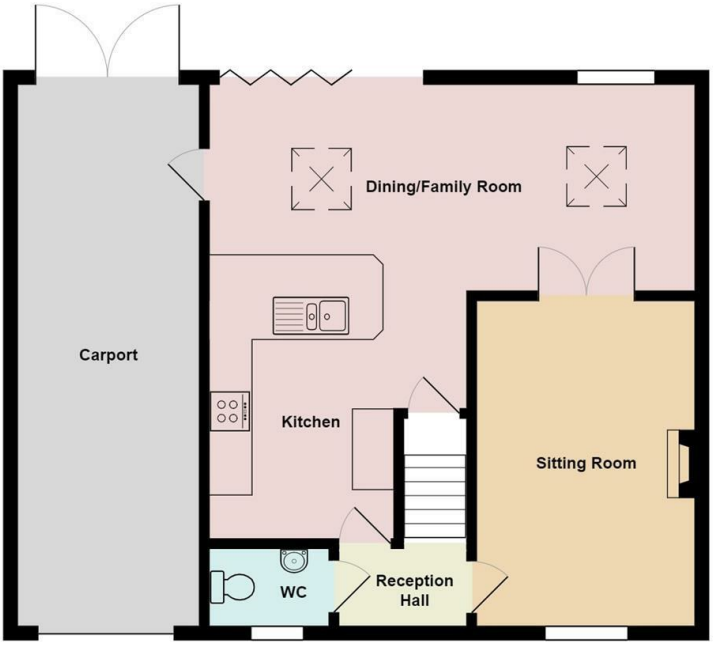
Bedroom 3 12'1 x 6'1 (3.68m x 1.85m)

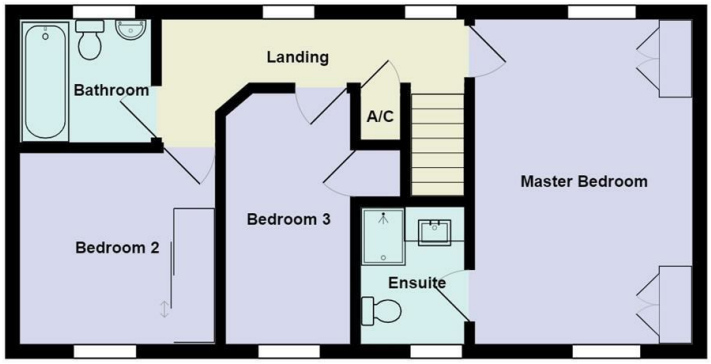
Bathroom





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.


Carport
Dining/Family Room
Kitchen
Sitting Room
WC
Reception Hall


Landing
Bathroom
A/C
Master Bedroom
Bedroom 3
Bedroom 2
Ensuite

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