THE
Mortimer
& Gausden
PARTNERSHIP

7 Rembrandt Gardens,
Bury St. Edmunds, IP33 2LX

Offers In Excess Of
£340,000

INDEPENDENT ESTATE AGENTS

A Sizeable, Detached Bungalow In An Attractive Setting

Offering an attractive position within the ever-desirable Rembrandt Gardens, a private cul-de-sac off Rembrandt Way, this deceptively spacious, two-three bedroom bungalow offers an abundance of space both internally and externally.

Located within ease of reach to local amenities including Tesco Express, hairdressers and butchers, as well as close proximity to the thriving Bury St. Edmunds town centres, it's apparent to see the attraction the location holds.

West Suffolk Hospital can also be found within 0.7 miles.

- Well-Presented Bungalow
- Attractive Position Within Rembrandt Gardens
- Sizeable Plot
- Tremendous Scope To Reconfigure
- New uPVC Double Glazing Throughout
- Large Driveway Leading To Single Garage
- Close To West Suffolk Hospital
- Attractive Sunroom Overlooking The Rear Garden

The property comprises:
Central entrance hall with access to the cloakroom, fit with wc and sink. The large lounge overlooks the front of the property which supports attractive views over Rembrandt Gardens. A gas fireplace provides a charming focal point to the room. The potential to reconfigure this space as an open-plan kitchen-diner whilst still retaining a large living room would create a contemporary feel.

The kitchen is fit with a choice of low and eye level storage amongst an integrated oven, gas hob and extractor fan, with freestanding space for a washing machine / dishwasher and fridge-freezer. Additional plumbing facilities can be found in the garage for further appliances.

The dual aspect dining room is bathed in natural light, whilst supporting access to the side of the property.

Complete with an abundance of fitted storage, the principle bedroom enjoys views over the rear garden, whilst the second double bedroom can be found parallel, also supporting fitted wardrobes. Bedroom three, albeit the smallest, is a great multi-purpose space, whether this be a single bedroom, office or dressing room with access into the sizeable sunroom / conservatory. With access to the rear of the garage and garden, whilst supporting power and heating, this space can be used all year round to enjoy views of the private garden.

The recently converted wet-room, fitted with wc, basin, shower and heated towel rail completes the interior of the property.

Outside:
The private rear garden is mostly laid to lawn with scope to add a raised decking area to the rear. Side access leading to the front of property provides additional space to utilise whether this be for potted greenery, storage or space to extend.

The front of the property offers a generous, mostly laid to lawn garden with driveway leading to the single garage complete with power and plumbing facilities.

Agents Note:
EPC Rating - D
Council Tax - D
Mains gas, electricity, water and drainage
What3Words:///landowner.runners.fees
Broadband: Ofcom states ultrafast is available
Mobile: Ofcom states all providers are likely

In accordance with the Estate Agents Act 1979 we state that the owner of this property is related to an employee of Mortimer and Gausden.

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.
The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

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