Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

3 Klondyke,
Bury St. Edmunds, IP32 6DB

Offers In Excess Of
£260,000

Charming Two Bedroom Terrace Home With Traditional Features

Located in part of a well-served yet secluded location - this well presented, two bedroom terrace home offers a choice of traditional features such as cast iron fireplaces, functional log burner, whilst balanced with a modern extended kitchen with velux lighting.

The house, which benefits from gas-fired central heating and uPVC sealed unit glazing, is within easy reach of all amenities and is within walking distance from the town centre and train station.

This charming cottage is an ideal home for a range of buyers, including first-time buyers, young families or anyone looking for a sound investment.

- Two Double Bedrooms, Master With En-Suite
- Circa. 120ft, Landscaped Garden
- Extended Kitchen-Dining Area
- Log Burner In Lounge
- Two Reception Rooms
- Popular Residential Location
- Summer House With Power
- Off-Road Parking

Ground Floor:
Upon entry, you are greeted by an entrance hall which leads to both the staircase and lounge.
The lounge is generously sized, offering a feature fireplace with log burner as the focal point further enhancing the cosiness and ambience of the property.

The second reception room overlooks the front of the property and acts as a superb multi-purpose space, whether this be a snug, lounge, dining room, office, study or play room.
Heightened ceilings are a traditional feature of properties this age which further enhances the light and space available and can be seen throughout.

The extended kitchen is bathed in natural light courtesy of the UPVC double glazed window and door opening into the rear garden, as well as the velux skylight. The kitchen is well-appointed, hosting a choice of both low and eye level storage with space and plumbing facilities for necessary appliances. Split countertops provide maximum space whilst allowing ample floor space for a dining table.

Completing the ground floor, you find the shower room fitted with shower cubicle, basin, wc and vanity unit.

First Floor:
Upstairs holds access to two double bedrooms.

Bedroom 1 overlooks the rear of the property, supports fitted storage, cast iron fireplace and access to en-suite.

The en-suite upholds storage, wc, basin and bath with shower over.

Bedroom 2 overlooks the front of the property, offering fitted wardrobes and original cast iron fireplace.

Outside:
The front of the property provides ample off road parking, with a small front garden before leading to the front door. Access via a shared track can be found next to 1 Klondyke, leading to the rear of the properties.

The landscaped rear garden offers a plethora of opportunity. A sizeable patio leading from the kitchen provides a wonderful suntrap and hosting space in summer months before leading to mature shrubbery complete with raised beds, perfect for added greenery or an allotment.
Gated access allows division to the rear of the garden which is decorated with wild flowers and shingle path leading to summer house with power.

Tenure: Freehold
EPC Rating: C
Mains gas, electricity and drainage
What3Words: ///buzz.file.atlas

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.

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