Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

36 Westley Road,
Bury St. Edmunds, IP33 3RR

Offers In Excess Of
£550,000

*Much more than meets the eye - this property presents an AMAZING opportunity! Position - Potential - Plus!*

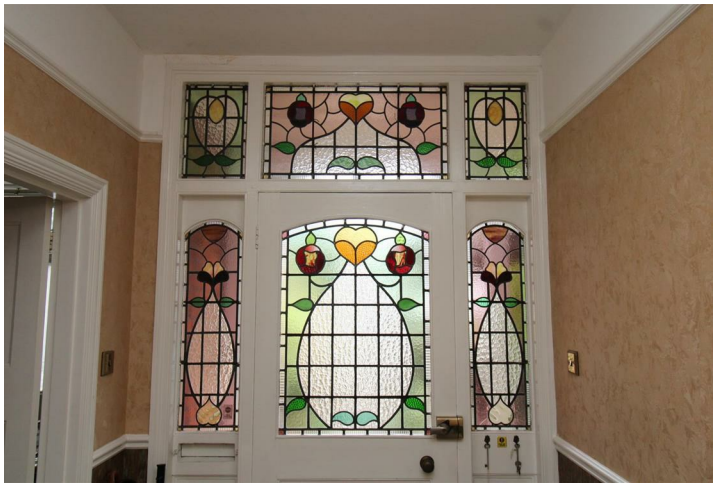
This handsome detached home is understood to have been built around 1926 and still retains much of its original character. Set in established gardens, approaching 1/4 acre (approx) here on offer is an excellent range of accommodation with well-proportioned rooms, good ceiling heights and large windows.

The property is dated in places, making it perfect for anyone wanting to put their own ideas into a home, whilst also increasing its value. It is surprisingly spacious, internally well laid out and sits on a wider than average plot - and in our opinion MUST be inspected to fully appreciate what is on offer.

The house occupies a favoured non-estate location, on the much requested western side of Bury St. Edmunds. A garage and a driveway provide off street parking and there is ample space to add further parking if required.

In our opinion the generous gardens provide space for a substantial extension (subject to consent).

- 1920's bay fronted detached 2 storey home
- Occupying a much sought-after setting
- Sitting room with bay, separate dining room
- Kitchen breakfast room, Bathroom, Cloakroom
- Further Reception / ground floor bedroom
- 4 double bedrooms plus dressing room
- Gas Central heating, uPVC double Glazing
- Wealth of character - 'A Renovator's Delight'!



An open entrance porch leads via a stunning original timber & stained glass door (with side-lights) into a wide entrance hall. This space sets the scene for the rest of the house, with rooms being of larger than average proportions.

The Reception room / Bedroom to the right is a square room, has a large window, and fireplace surround and original period features, high ceiling, picture rail and painted panelled doors.

There are stairs to the first floor rooms, behind another original door - this upper floor was believed once to be the Butler's private rooms, serving the original owner.

The large kitchen breakfast room has dual-aspect windows and exterior door to the side - it is somewhat dated in style. However it is a really generous room and ideal size for updating. There is an open hearth type of arrangement, for positioning of a range style cooker perhaps, and ample room to dine in this space also.

A large family bathroom, with bath and shower over, with large window to the rear.

There is a study/bedroom again with window to the rear. Also a separate cloakroom WC.

The Dining room is a spacious room with 2 x built in cupboards and a large window to the front.

The Sitting room a handsome dual-aspect room well lit with a feature fireplace surround and attractive wide curved bay to the front.

The principal bedroom behind is spacious, again with a large window to the side, a wall of built in wardrobes, fireplace surround and vanity unit with basin.

Upstairs - there are three large spaces with 2 large bedrooms, and a middle room ideal perhaps as a dressing room or games room - this whole floor gives so many opportunities to be renovated and re-modelled - add dormer or Velux windows to the rear perhaps and see the potential fully realised.

Externally - there is a single attached garage, an outdoor loo, a timber shed, and summerhouse, and a very generous fenced plot giving plenty of scope for whatever you may need.

Space for additional outbuildings, or to extend the property significantly or for the keen gardener, simply a blank canvas. There is SO much opportunity here to make this incredible property your own!

COUNCIL West Suffolk - Council Tax Band E
ENERGY PERFORMANCE RATING - E
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE - Ofcom states EE / Three / Vodafone providers are likely
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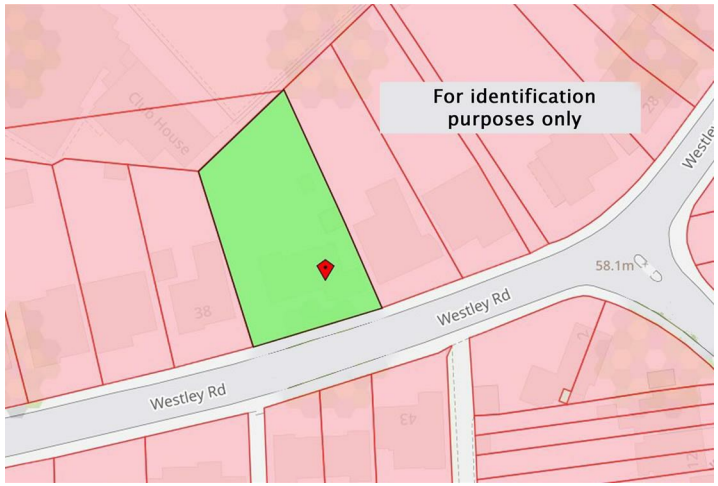
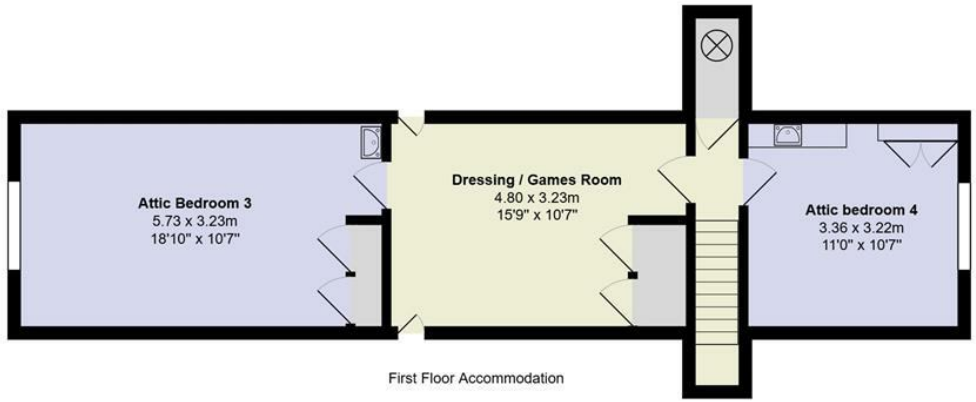
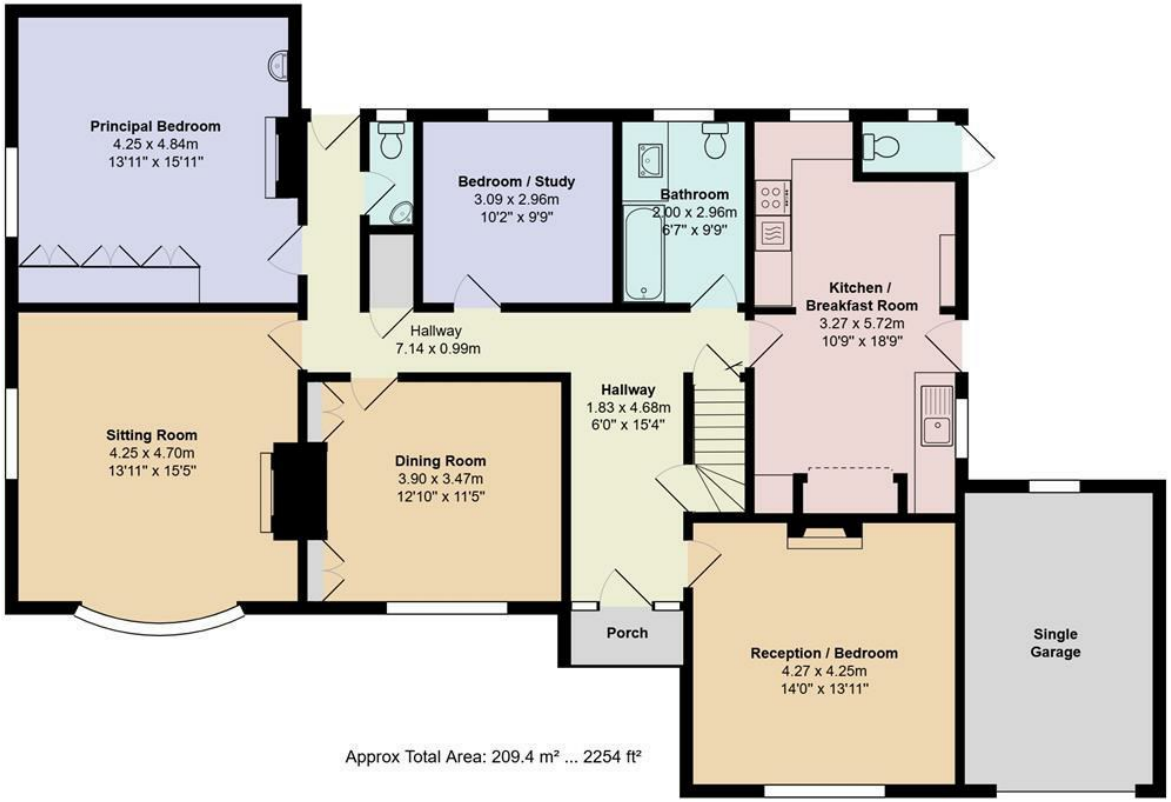





First Floor Accommodation




Approx Total Area: 209.4 m² ... 2254 ft²

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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