THE
Mortimer
& Gausden
PARTNERSHIP

2 Garden Fields, Troston,
Bury St. Edmunds, IP31 1HA

Offers In Excess Of
£300,000

Village living at its very best - with nothing to do but unpack

This stylish extended village home is beautifully presented throughout and is being sold with the benefit of having NO ONWARD CHAIN.

Occupying a pleasant position within the popular village of Troston, this immaculately presented semi-detached home offers a surprising amount of space, having been substantially extended to the rear - making it somewhat larger than it might appear from the front.

The property provides well-planned accommodation that would be ideal for families, couples, professionals, or anyone seeking a quality home in a pleasant village setting.

The village has a strong community feel and lies approximately 2.5 miles from the much larger village of Ixworth, and just 6.5 miles from Bury St Edmunds, providing an excellent balance between rural living and convenience.

With landscaped front and rear gardens, a garage and parking, together with the benefit of gas-fired central heating and uPVC sealed unit glazing, this superb home is highly recommended.

- Attractively presented semi detached home
- Occupying a pleasant edge of village setting
- Cloakroom, large sitting room with dining area
- Kitchen/breakfast room, conservatory
- 3 Spacious bedrooms, refitted shower room
- Oil fired heating, uPVC sealed unit glazing
- Garage, parking and lovely gardens
- NO ONWARD CHAIN

The property benefits from oil-fired central heating and sealed unit glazing and, in more detail, comprises:

Ground Floor
An entrance porch provides a welcoming introduction to the property and includes a useful cloakroom. The inner hallway has a staircase leading to the first floor together with an understairs storage cupboard and a further cupboard housing the boiler.

The kitchen is fitted with an extensive range of cupboards and worktop surfaces and provides ample appliance space. There is room for a breakfast table, and appliances include an integrated oven, hob and extractor hood.

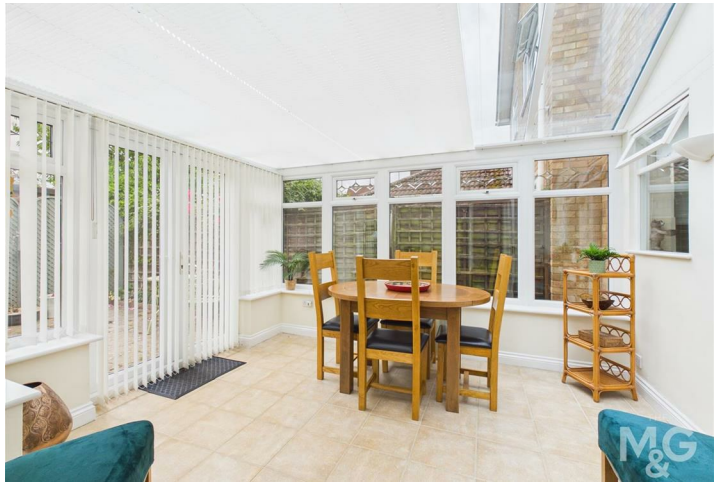
The sitting room is of a particularly generous size and features an electric fireplace as a focal point. An opening leads through to the dining area, creating a sociable layout that works well for everyday living and entertaining.

Leading off the dining area is a superb conservatory, currently utilised as a dining room, enjoying pleasant views over the gardens and providing direct access to the outside space.

First Floor
The landing gives access to 3 good-sized bedrooms and a recently refitted shower room, finished to a high standard with modern fittings. Bedrooms 1 and 2 are very comfortable double rooms, each with fitted wardrobes. Bedroom 3 is a pleasant single room with views across to open countryside.

Outside
The property is set behind attractively landscaped front gardens. To the rear are enclosed gardens which have been beautifully maintained and landscaped, providing a lovely setting for relaxing and entertaining. The gardens enjoy a good degree of privacy and are planted with a variety of established shrubs and planting. A rear access leads to the single garage, which is located in a block with parking directly in front.

EPC Rating - D
Council Tax -C (West Suffolk)
Services - Main water, electricity and drainage, oil heating
What3Words: ///noisy.downward.hazel
Broadband: Superfast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)



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