



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

Montacute House, Thurston Road, Pakenham,  
Bury St. Edmunds, Suffolk, IP31 2JZ

Offers In Excess Of  
£550,000

*So much space, potential to extend and a lovely rural outlook*

FANTASTIC FAMILY HOME -This individually designed detached CHAIN FREE house occupies an idyllic, edge of village location, with far-reaching views across open countryside.

The property is understood to have been built in 1990 and has been owned since new by the present vendors. The accommodation over 1700 sq ft in size, making it perfect for a growing family or indeed anyone looking for a house with 4 bedrooms and lots of reception space.

Pakenham has its own post office, village hall and public house. Pakenham is surrounded by some wonderful countryside and still very much retains the feel of a 'traditional Suffolk village'. The market town of Bury St. Edmunds is around 7 miles away.

- Spacious CHAIN FREE detached house
- Large gardens and open views
- Hall, cloakroom, study, kitchen utility
- Sitting room, separate dining room
- 4 Bedroom, bathroom & en suite
- Oil fired central heating, sealed unit glazing
- Large conservatory/family room
- Detached garage and extensive parking



On the ground floor: The reception hall, with cloakroom off, gives access to the kitchen/breakfast room, the bay-fronted study and the spacious sitting room. The sitting room also has a bay window, an open fireplace and french doors which open up into the conservatory/family room. The conservatory is of a very generous size and wraps around the rear of the house and has views over the glorious rear gardens.

The kitchen/breakfast room provides a seating area with storage, ample cupboard and worktop surfaces and a fitted double oven and hob. There is plenty of appliance space and a fitted water softener. There are doors leading to the dining room and utility.

On the first floor: A spacious landing area leads to all 4 bedrooms and the family bathroom. The master bedroom includes fitted wardrobes and a large en suite bathroom.

Whilst everything has been very well maintained, the boiler and windows are of the age where they may need replacing in future years.

#### Outside

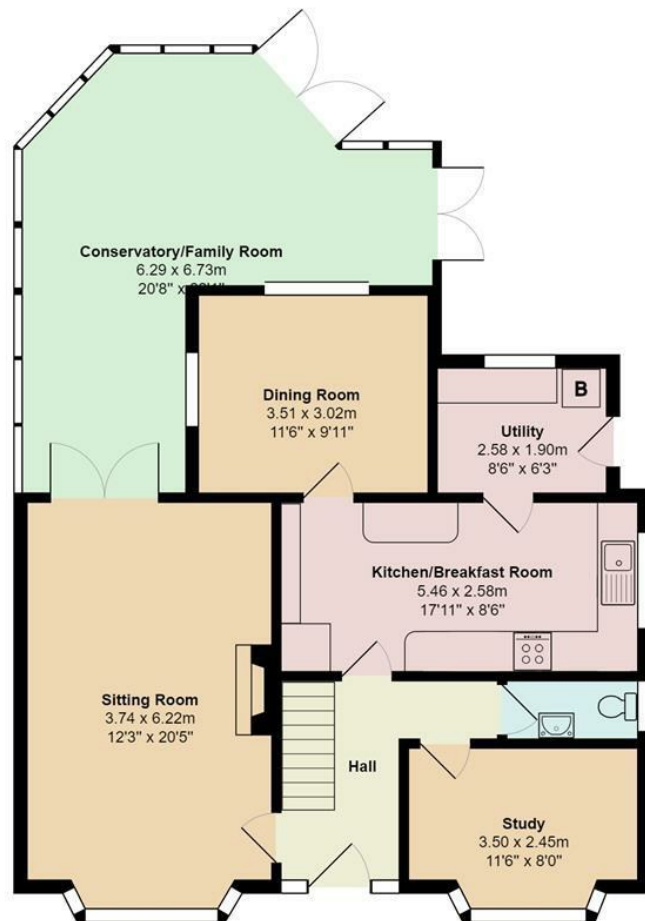
The gardens to the front of the house are set behind walling and include an extensive area of parking. Double gates open up into a further area of parking and give access to the detached garage. The rear gardens are beautifully landscaped and are of a very generous size. Laid extensively to lawn with a large patio area, the gardens back onto open farmland. The gardens are planted with a wide variety of shrubs and trees and include a summer house.

COUNCIL TAX - BAND E  
ENERGY PERFORMANCE RATING -E

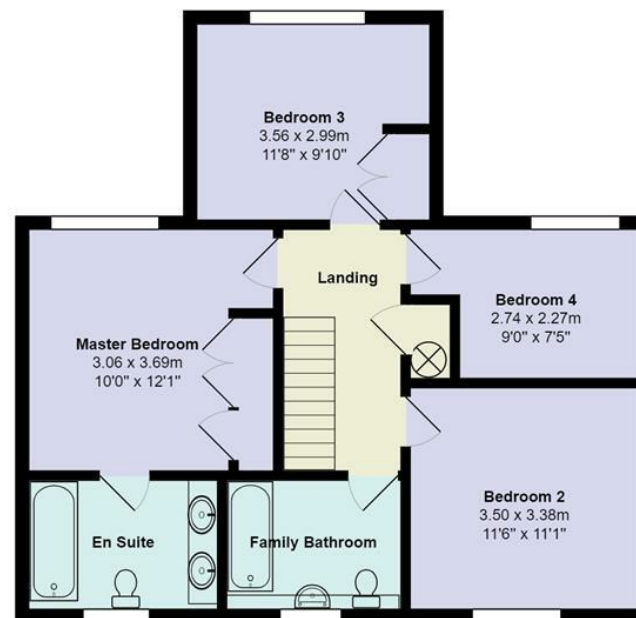
#### Directions

From Bury St. Edmunds proceed north along the A143, on reaching Great Barton turn right at the Bunbury Arms Public House into Thurston Road then immediately left signposted Pakenham. Stay on this road and upon entering Pakenham turn first right at the crossroads onto Thurston Road. The property will then be seen after a short distance on the right hand side marked by our for sale board.





**GROUND FLOOR**



**FIRST FLOOR**

Approx Total Area: 166.2 m<sup>2</sup> ... 1789 ft<sup>2</sup>

This floor plan is for layout guidance only. Whilst every care is taken in the preparation of this plan, it is not drawn to an accurate scale and all measurements, windows and openings are approximate.

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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