

THE
**Mortimer
& Gausden**
PARTNERSHIP



15 Woodside Close,
Bury St. Edmunds, Suffolk, IP33 2TF

Guide Price
£400,000

Feels like home from the moment you step inside

An attractively presented linked-detached house in a superb cul-de-sac setting.

Situated within easy reach of West Suffolk Hospital, Hardwick Heath, and Nowton Park, this home occupies a tranquil cul-de-sac setting, backing onto woodland pathways connecting to recreation areas.

The property has been substantially extended, including a garage conversion and a 2-storey rear extension, offering far more space than meets the eye.

Providing 3 double bedrooms, a lovely sitting room with a wood burner, a separate dining room, and a large family kitchen-diner, this superb home will suit families, professionals, or anyone seeking space and comfort.

- Substantially extended link detached house
- Occupying a superb cul-de-sac setting
- Cloakroom, large kitchen/diner family room
- Sitting room with wood burner, dining room
- 3 double bedrooms, bathroom, shower
- Enclosed corner plot gardens, parking
- Gas central heating, uPVC sealed unit glazing



The property, which benefits from gas-fired central heating and uPVC sealed unit, provides exceptionally well appointed accommodation including:

An entrance hall with cloakroom off, leads into the expansive kitchen/diner/family room which features and extensive range of fitted units and integrated appliances including fridge, freezer, dishwasher, washing machine, electric oven, and gas hob. A kitchen island offers extra worktop space and room for bar stools, providing the perfect space for entertaining.

There's a separate good-sized dining room, and a very comfortable sitting room, with wood burner, and doors opening into the garden.

Upstairs, the landing has an airing cupboard and a separate shower. There are 3 double bedrooms, with bedroom 1 having fitted wardrobes. Finally, there is a stylish family bathroom.

Outside, a front driveway offers parking, with the remainder of the front gardens being attractively planted with flowering shrubs. A side access leads to a private rear garden with patio, shed, and gate to the rear.

Agents note: The property has a gas-fired combination boiler which is approximately 6 years old and is located in the part boarded loft which has a ladder.

COUNCIL TAX - BAND C (West Suffolk)

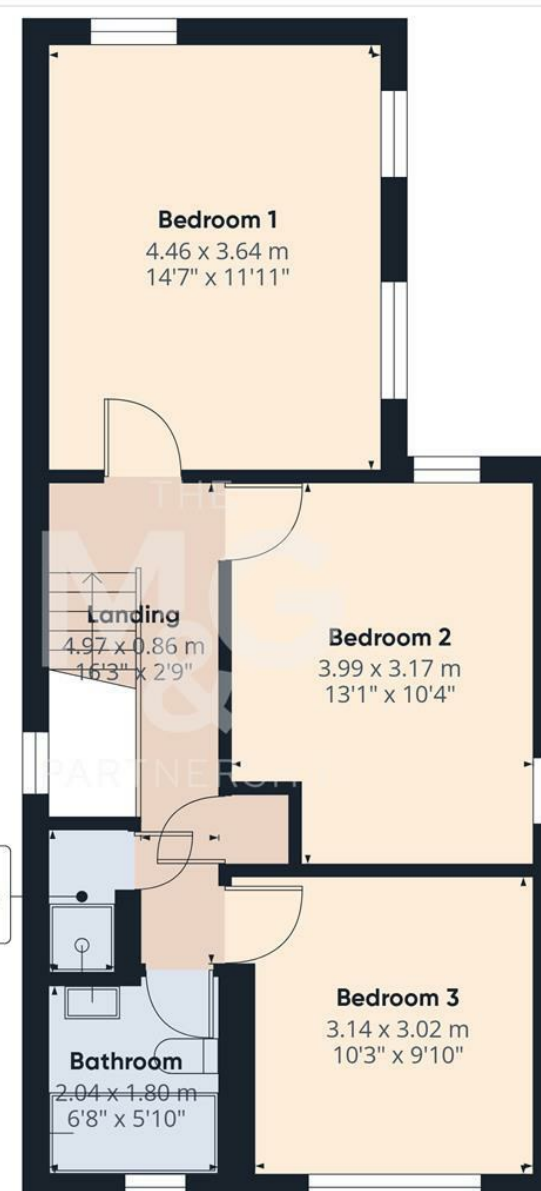
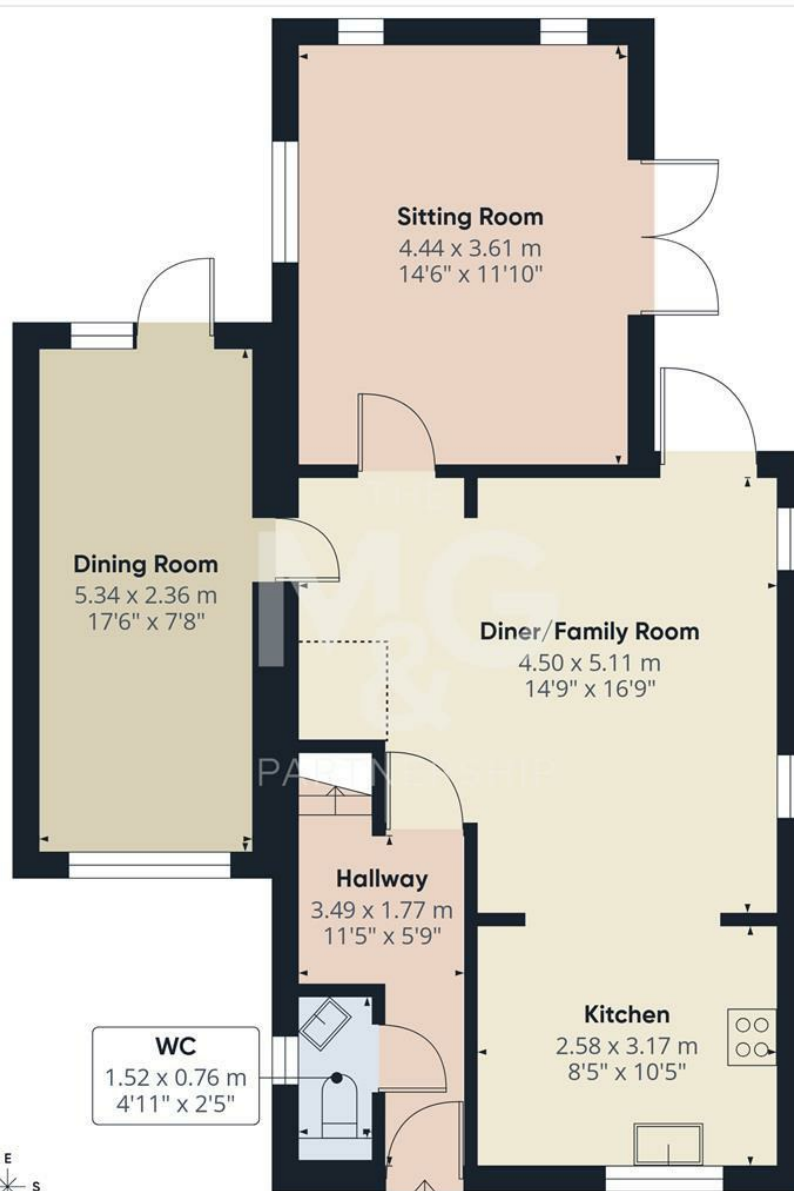
ENERGY PERFORMANCE RATING - C

SERVICES - All main services are connected
BROADBAND - Ofcom states Ultrafast is available

MOBILE - Ofcom states all providers are likely outdoors

WHAT3WORDS - ///affirming.workloads.swept





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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