Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

16 Victory Close,
Bury St. Edmunds, Suffolk, IP33 2DB

PERFECT FAMILY HOME – This immaculately presented semi-detached home, has 2 reception rooms and 4 double bedrooms, making it ideal for a growing family or indeed anyone looking for a spacious and well-maintained home.

The property occupies an established setting, backing onto the Victory Sports Ground and close to Nowton Park.

- Spacious semi detached home occupying a well served location
- Hall, cloakroom, sitting room, dining room, kitchen
- 4 Double bedrooms, refitted bathroom
- Gas fired central heating, new boiler, uPVC glazing and facias
- Garage, ample parking, landscaped gardens with lovely views
- Close to all amenities – early viewing advised

Guide Price £325,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

16 Victory Close, Bury St. Edmunds, Suffolk, IP33 2DB

General Information

The house occupies an established setting, with views to the rear across the Victory Sports Ground. There are a number of local amenities nearby including schooling, parade of shops, Nowton Park, Hardwick Heath and the West Suffolk Hospital.

The town centre is around 2 miles away and can be easily reached by regular bus route, car, foot or cycle-way. Bury St Edmunds offers an extensive range of shopping, recreational and educational amenities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11)

On the ground floor: The entrance hall with cloakroom off, leads into the spacious sitting room with a large picture window overlooking the front gardens. The separate dining room has patio doors that lead into the rear garden. The kitchen offers a comprehensive range of fitted units, worktop surfaces and ample appliance space. On the first floor: A spacious landing area gives access to the 4 bedrooms and the refitted bathroom.

As previously mentioned the property provides a generous range of accommodation, making it perfect for a growing family or perhaps anyone who might need a room as a home office. The house benefits from gas fired central heating and uPVC sealed unit glazing.

COUNCIL TAX - BAND C

Agents Note:
Since the current Energy Performance Certificate was prepared, the gas-fired central heating system has been upgraded with a new energy-efficient combination boiler.

Outside
The gardens to the front of the house are laid to lawn and include a driveway giving access to the single garage. More parking could easily be created on the front lawn if desired.

A side access leads to the fence-enclosed rear gardens which afford a good degree of privacy although the rear boundary currently has open fencing to make most of the views over the recreation field. The gardens enjoy a sunny aspect and have recently been re-landscaped to include 2 patio areas, shrub borders and an area of artificial grass.

Directions
From the town centre proceed down Cullum Road to the roundabout at Southgate Green. Take the 2nd exit into Nowton Road. Turn left into Bury Park Drive, then right into Victory Close. The property will be seen on the right.

Entrance Hall

Cloakroom

Sitting Room 14'5 x 12'3 (4.39m x 3.73m)

Dining Room 12'6 x 9'2 (3.81m x 2.79m)

Kitchen 12'7 x 11'0 (3.84m x 3.35m)

First Floor

Bedroom 1 12'1 x 11'2 (3.68m x 3.40m)

Bedroom 2 10'11 x 9'8 (3.33m x 2.95m)

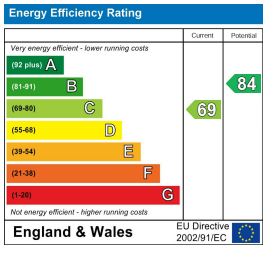
Bedroom 3 11'2 x 8'0 (3.40m x 2.44m)

Bedroom 4 9'5 x 9'4 (2.87m x 2.84m)

Bathroom

Garage 18'8 x 8'3 (5.69m x 2.51m)

Gardens



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 fitting. 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 web site, please contact our offices immediately.

16 Victory Close, Bury St. Edmunds, Suffolk, IP33 2DB

Interested? Call us on 01284 755526

16 Victory Close, Bury St. Edmunds, Suffolk, IP33 2DB