

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



36 Scarlin Road,  
Bury St. Edmunds, Suffolk, IP33 2HX

Guide Price  
£300,000

*An extended semi-detached home in a popular and well-served location*

This attractively presented semi-detached house is ideally situated close to a range of local amenities, including a parade of shops. Located around 2 miles from Bury St Edmunds town centre and on a regular bus route, the house has easy access to open countryside, which is just a short walk away.

The property has been thoughtfully extended on the ground floor to create a spacious open-plan kitchen and dining area, perfect for modern living. With enclosed gardens providing privacy and outdoor space, this home is well-suited for couples, young families, or indeed anyone looking for a versatile and well-located property.

- Extended semi detached family home
- Established and much sought after location
- Kitchen with adjoining dining/family room
- 3 Good sized bedrooms, modern bathroom
- Driveway parking, single garage
- Enclosed private rear gardens
- Gas fired heating, uPVC glazing
- Early viewing advised



The property is offered for sale in good order throughout and benefits from gas-fired central heating and uPVC sealed unit glazing.

On the ground floor: The house has been extended with the addition of a lovely dining/family room, set off the kitchen, featuring a roof lantern and glazed doors opening into the gardens. The stylish kitchen features ample storage and appliance space. There is a good-sized sitting room and a modern bathroom.

On the first floor: The landing area gives access to all 3 bedrooms.

In our opinion, the property is likely to have wide appeal and would also be a very worthy addition to anyone's investment portfolio.

#### Outside

The property is fronted by an open-plan lawned garden, and a driveway provides parking and access to the single garage. The rear garden has been landscaped for ease of maintenance, being predominantly laid to lawn and features a timber decked area off the back of the house, providing the perfect space for relaxation and entertaining.

Council Tax: Band C

Energy Performance Rating: C

Local Council: West Suffolk

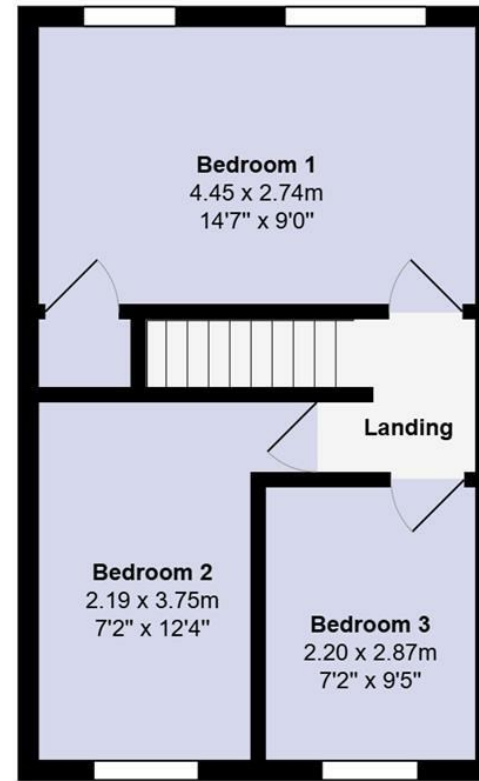
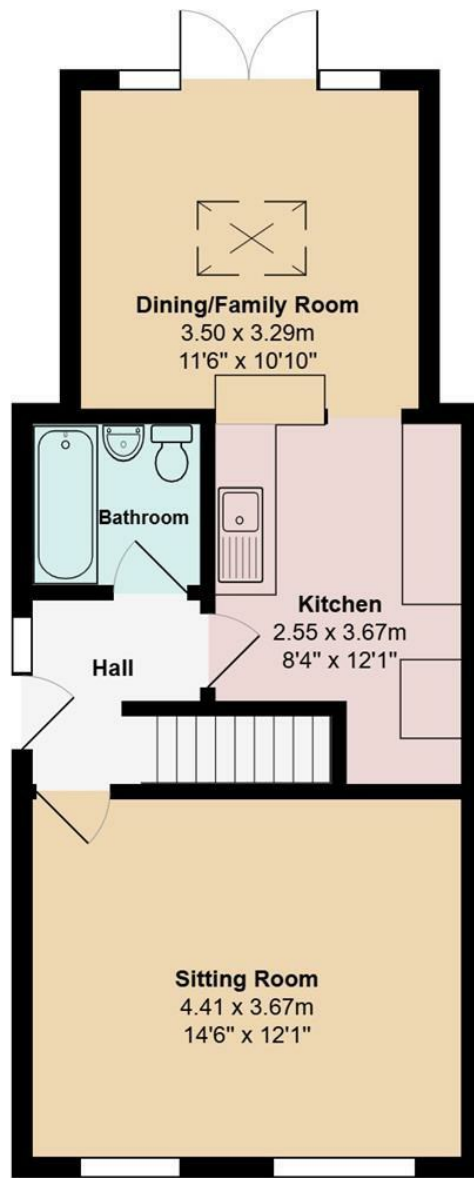
Services: All main services connected

Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

What3Words [///rose.brightly.dish](https://www.what3words.com/rose.brightly.dish)





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.

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

01284 755526