THE
Mortimer
& Gausden
PARTNERSHIP

50 Winthrop Road,
Bury St Edmunds, IP33 3UF

Guide Price
£269,000

CHAIN FREE AND READY TO GO

Offered for sale with NO UPWARD CHAIN and situated in a pleasant position on the desirable Western outskirts of town, this semi-detached home could be exactly what you've been searching for.

The property enjoys a lovely setting within easy walking distance of local amenities, making it ideal for families or anyone seeking convenience in a well-established residential area. Offering generous living space, the home features three well-proportioned bedrooms, perfect for modern family life.

Outside, the rear garden provides a good level of privacy, ideal for relaxing or entertaining, while the front of the property benefits from a driveway with parking for several vehicles.

Additional features include gas-fired central heating and uPVC double glazing.

- Excellent West side of town location
- Hall, bathroom, sitting room
- Attractive fitted kitchen, conservatory
- Gas central heating, uPVC glazing
- 3 first floor bedrooms
- Excellent off road parking, garage
- Established rear gardens
- NO UPWARD CHAIN

Ground Floor:
The light entrance hall provides access to the main living areas. Positioned at the front of the property is a comfortable sitting room. The family bathroom is also located on this level.

The attractive kitchen is well-appointed with a good range of cupboards complemented by solid wood worktop surfaces. Integrated appliances include a dishwasher, oven, hob, and extractor hood, making it both practical and stylish.

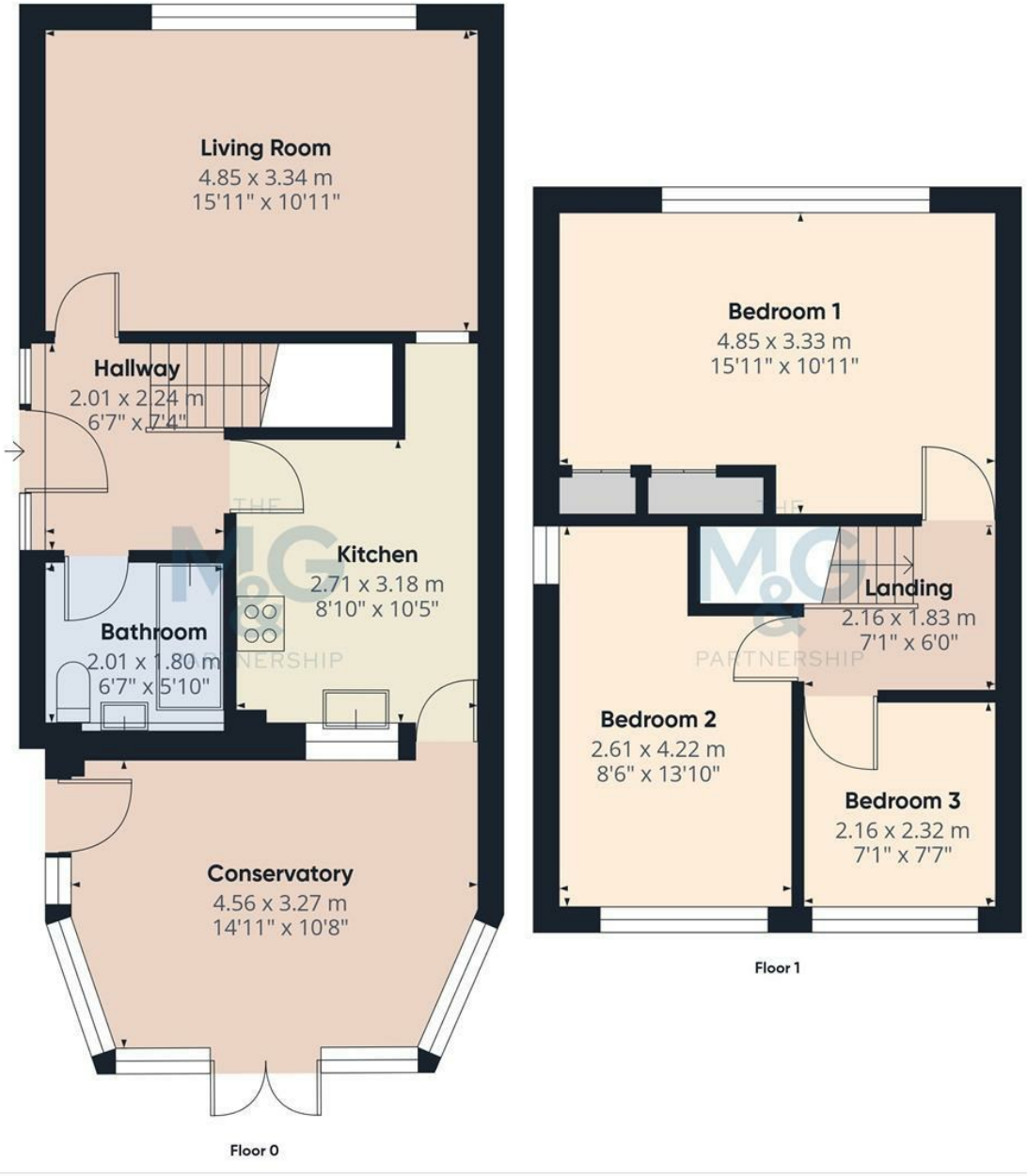
Leading from the kitchen is a spacious conservatory overlooking the rear garden, creating an excellent area for dining, entertaining, or simply enjoying the garden views. There is also plumbing for a washing machine.

First Floor:
The landing leads to the main bedroom, which is particularly generous in size. There are two further bedrooms: bedroom two is a well-proportioned double, while bedroom three is a single room, ideal as a child's bedroom, nursery, or a work-from-home office.

Outside:
To the front, the property benefits from a driveway providing off-road parking for several vehicles, along with a shingled area offering additional parking if required. There is also the added benefit of a single garage.

The rear garden enjoys a good degree of privacy and is mainly laid to lawn. A patio and raised decking area provide excellent spaces for outdoor dining and entertaining.

COUNCIL TAX -BAND C
ENERGY PERFORMANCE RATING - TBC
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///guards.perfumes.overt



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