

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



19 Redwood Drive,  
Bury St. Edmunds, IP32 6TN

Offers In Excess Of  
£350,000

*LIKE NEW. Beautifully presented and ready to move in, this lovely detached home must be viewed.*

The property occupies a pleasant position and is part of the Bloor Homes Site located on The Marham Park development, which is situated within easy reach of the A14 which provides fast access to Ipswich, Cambridge and London (via the M11).

We were very impressed with the quality and layout of this lovely home and are confident you will be too. From the beautifully presented interior to the attractively landscaped gardens, the moment you step inside you will realise that there is nothing to do but simply move in and relax.

Constructed in 2019 by Bloor Homes, the property has been built with energy efficiency in mind and includes gas-fired central heating and uPVC sealed unit glazing.

- Immaculately presented detached family home
- Reception hall, cloakroom, spacious lounge with bay window
- Stunning kitchen/diner with integrated appliances
- Principle bedroom with ensuite, 2 further bedrooms
- Gas central heating, uPVC sealed unit glazing
- Attractive low maintenance landscaped gardens
- Good sized driveway, larger than average garage 19'4 x 10'3



The town centre of Bury St. Edmunds is around 3 miles away and provides an excellent range of cultural, educational, recreational and shopping facilities. There is also the benefit of a shuttle Bus that runs between Marham Park and the town.

On the ground floor: A spacious reception hall with a cloakroom off, leads into the attractive lounge with a feature bay window. The kitchen/diner provides the perfect space for entertaining and includes French doors leading into the garden. The stylish kitchen provides ample cupboards and worktop surfaces together with an integrated oven, hob, dishwasher and fridge freezer.

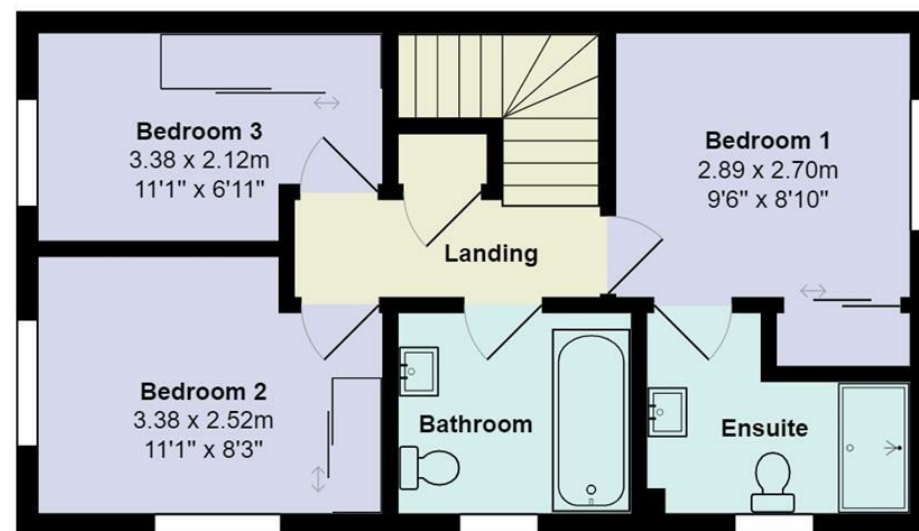
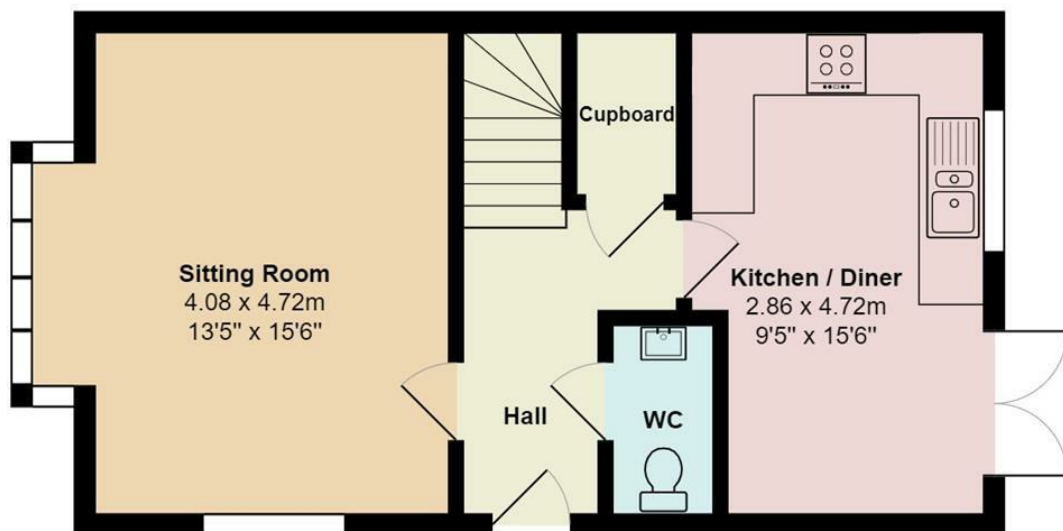
On the first floor: The landing gives access to all 3 bedrooms and the family bathroom. The principal bedroom includes fitted wardrobes and a smart en suite shower room. Bedrooms 2 & 3 also benefit from fitted wardrobes.

#### Outside

A driveway providing parking for 2 cars leads up to the larger than average single garage (19'4 x 10'3) which has light and power connected. A side access leads to the enclosed rear gardens which have been attractively landscaped to include a sheltered patio and an area of artificial grass for year-round colour and ease of maintenance.

COUNCIL TAX - BAND C  
ENERGY PERFORMANCE RATING - B





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**