

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



4 Mooreland Drive, Great Barton,
Bury St. Edmunds, Suffolk, IP31 2PN

Guide Price
£600,000

An attractively presented detached bungalow offering a wealth of well-appointed accommodation

This fully refurbished and substantially extended detached bungalow provides an excellent range of well-appointed accommodation, making it perfect for couples and families alike.

The property occupies a pleasant cul de sac setting within one of Suffolk's most desirable villages, It is close to local village amenities and just 3.5 miles from Bury St. Edmunds.

The accommodation has a particularly light and bright airy feel and has the benefit of having gas fired central heating, solar panels and uPVC sealed unit glazing.

In addition to 4 bedrooms and 3 bathrooms, the property includes a stunning kitchen/dining/family room which has a semi-vaulted ceiling and bi-folding doors. This generously proportioned room provides the perfect space for entertaining and will delight anyone who enjoys open-plan living

The kitchen includes an integrated double oven, hob, extractor canopy hood, dishwasher and fridge freezer. There is ample cupboard space including a corner pantry cupboard.

- Substantially extended detached bungalow
- Appointed to a particularly high standard
- Stunning kitchen/dining/family room
- 3 Double bedrooms, 2 en suites
- Bed 4/home office, utility, family bathroom
- Ample parking, enclosed private gardens
- Internal viewing essential



The entrance hall gives access to all 4 bedrooms and the family bathroom. Bedrooms 1,2 and 3 are all generous-sized double bedrooms and bedroom 4 is a good-sized single bedroom, which has been designed for use as a home office, having its own door to the outside.

Whilst not specifically designed for people with mobility issues, the bungalow is very wheelchair/mobility aid friendly with everything on one level and a wet room to bedroom 1.

A rear lobby gives access to a useful utility room and the rear gardens. The adjoining family room is open plan with a dining area and stylish kitchen. This room has a dual aspect and skylight windows so is wonderfully bright and has contemporary wooden flooring.

Outside

The gardens to the front of the bungalow have been hard landscaped to provide extensive parking. The former garage has been divided with the front section providing storage for bikes etc and the rear section is now incorporated into the main bungalow to provide a 2nd en suite facility.

A side access leads to the enclosed rear gardens which enjoy a sunny aspect and a high degree of privacy. The gardens have been recently relandscaped to provide a lawn and a sheltered patio terrace - for when those bi-folding family room doors are opened to take the entertaining from inside to outside!

COUNCIL TAX - BAND C

ENERGY PERFORMANCE RATING - B

COUNCIL - West Suffolk

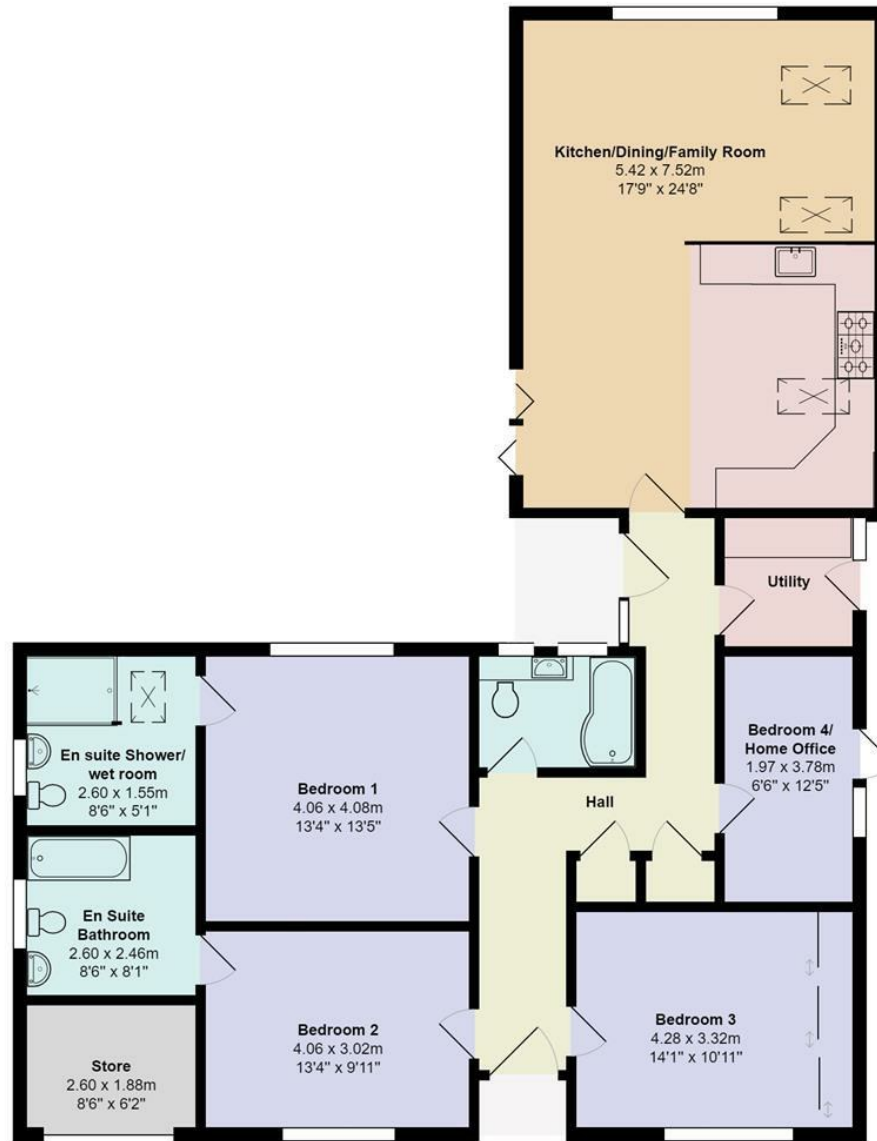
SERVICES - All main services connected

BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE- Ofcom states all mobile phone providers are likely

WHAT3WORDS - [///narrow.denim.sublet](https://www.what3words.com/#!/narrow.denim.sublet)





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

01284 755526