

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



30 Brittons Crescent, Barrow,
Bury St. Edmunds, IP29 5AG

Offers In Excess Of
£260,000

A substantially extended modern end-of-terrace bungalow occupying an established village setting

This well presented home has been extended on a number of occasions making it a great deal larger than the outside might suggest.

The property, which benefits from electric heating and uPVC sealed unit glazing, has a flexible layout with lots of reception space.

The property is set in enclosed private gardens and has a garage to the rear. The village centre is within easy walking distance and the A14 can be easily accessed providing a fast route to Newmarket and Cambridge. The thriving market town of Bury St Edmunds is around 7 miles away and can be reached by regular bus service.



- Extended and much improved bungalow
- Occupying a well served village setting
- Porch, sitting room with wood burner
- Fitted kitchen. living room, conservatory
- 2 Bedrooms, shower room & bathroom
- Single garage, enclosed gardens
- Electric heating, uPVC sealed unit glazing
- Internal viewing essential



We were very impressed with this superb bungalow and are confident you will be too. In more detail, the accommodation comprises:

The entrance hall gives access to the spacious sitting room which has a bow feature window and a wood burner. The kitchen has been doubled in size and now includes an extensive range of cupboards and worktop surfaces. There is an integrated double oven, hob and ample appliance space including plumbing for an automatic washing machine.

A connecting door leads to the living room which could be used in a number of ways - it would make a large dining room or could even potentially be divided to provide a 3rd bedroom with an en suite bathroom (subject to any necessary permissions being obtained).

Leading off the living room is a pleasant conservatory/garden room with doors to the rear gardens.

An inner hall gives access to both bedrooms and a stylish shower room. Bedroom 1 is of a particularly generous size and includes an extensive range of built-in wardrobes with sliding mirrored doors.

Outside

The property is set back from the road behind mature hedging. The front gardens are laid mainly to lawn. The rear gardens are fully enclosed, affording a high degree of privacy and seclusion. The gardens have been mostly hard landscaped for ease of maintenance and include an ornamental pond and gates to both the side and rear boundaries. A single garage is located en bloc a short distance from the bungalow.

COUNCIL TAX - BAND B

ENERGY PERFORMANCE RATING - D

COUNCIL - West Suffolk

SERVICES - Mains water, electricity and drainage

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS ///coconuts.unique.motivate





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.

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