

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



167 Tollgate Lane,
Bury St. Edmunds, IP32 6DF

Guide Price
£425,000

A thoughtfully extended, three-bedroom detached home family home with self contained Annexe

Welcome to Tollgate Lane, a wonderfully extended three bedroom detached home with a self contained, one bedroom annexe perfect for multi-generational living or guests.

Enjoying an enviable position, 1.2 miles from the thriving Bury St Edmunds town centre, the property has an array of amenities on the doorstep including, pubs, bars, restaurants, shops, leisure and educational facilities, perfect for any family need.

Quick access to both the A14 and train station are available, ideal for those who regularly commute for both leisure and professional needs.

- Extended Three-Bedroom Property
- One Bedroom, Self Contained Annexe
- Open Plan Reception Space
- Converted Office In Rear Of Garden
- Great Access To Array Of Local Amenities
- Landscaped Rear Garden
- Driveway Parking For Numerous Vehicles
- Open Fireplace In Lounge
- Two Double Bedrooms & One Single



Upon arrival you are greeted by a large driveway, shaped with both block paving and shingle. providing ample space for numerous vehicles.

Ground Floor:

The entrance hallway provides sizeable fitted storage and hard flooring whilst holding access to the staircase, kitchen and lounge.

The contemporary kitchen is well-appointed, supporting a choice of low and eye level storage units, including an integrated, undercounter fridge and space / plumbing facilities for a dishwasher. The utility room provides further storage, space and plumbing facilities for other appliances as well as access to the side of the property.

The open plan reception space is certainly the focal point of this sizeable family home, finished with contemporary skylights and bifold doors opening onto the landscaped rear garden. The original part of the lounge still provides a cosy setting and heart to the home with a functional, open fire place. This entire space is bathed in natural sunlight further enhancing the space and ambience.

The cloakroom fitted with wc, basin and modern tiling completes the ground floor of the property.

First Floor:

A sizeable landing complete with storage holds access to all three bedrooms and family bathroom.

Bedroom one overlooks the front of the property and provides large fitted wardrobes allowing the space to be utilised to its full potential.

The second double bedroom is generously sized and overlooks the rear of the property.

Albeit the smallest, bedroom three is well proportioned as a large single with fitted storage, but can support a small double bed.

The family bathroom is fitted with wc, basin, bath with shower over and radiator whilst offering floor-to-ceiling tiles for an easy to clean and contemporary finish.

Outside:

The landscaped, private rear garden is bathed in natural sunlight and offers a balance between patio, decking, lawn and mature shrubs for added colour. Multiple storage sheds can be found including one which has been fully converted into a functional office space with both heating and air conditioning. (7'8" x 9'4")

Annexe:

The self contained Annexe is accessed via the garden and supports an open plan living space with kitchenette. The double bedroom is well proportioned and sits to the rear of the annexe. A shower room fitted with wc, basin, double shower and radiator completes this ideal space.

Agent Notes:

EPC Rating - D

Council Tax: D

Utilities: Mains water, gas and drainage

What3Words: ///growth.moon.outsmart





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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