

A photograph of a two-story brick house with a light blue door and white window frames. The house is surrounded by greenery, including a black picket fence and a large green bush. The house has a brick chimney and a black downspout. The door has a gold number 74 and a brass mail slot. The windows have white frames and green shutters. The house is set in a residential area with other brick houses visible in the background.

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

74 Chalk Road North,
Bury St Edmunds, Suffolk, IP33 3BW

Guide Price
£315,000

Simply gorgeous! The convenience of town centre living at its very best

This beautifully presented Victorian townhouse occupies a surprisingly tranquil setting just moments from the town centre.

The property, which has been substantially extended to the rear, has been thoughtfully improved by the present vendor and now provides the perfect blend of character features with modern comforts.

With accommodation arranged over four floors, the property is somewhat larger than the outside might suggest, making an internal viewing essential.

Features include a welcoming sitting room, a separate dining area which opens into a vaulted breakfast space, and a stylish kitchen. A versatile cellar adds valuable extra living space, whilst upstairs, there are two generous bedrooms and a large, well-appointed bathroom.

Many windows feature attractive bespoke shutters, and the property benefits from gas-fired central heating.

- Extended Victorian townhouse
- Located close to the town centre
- Sitting room, dining room, cellar
- Stunning kitchen/breakfast room
- 2 double bedrooms, bathroom
- Front and enclosed rear gardens
- Gas fired heating, new carpets
- Permit parking available



In more detail, the accommodation comprises:

The cosy sitting room features a charming working fireplace and bespoke window shutters. The separate dining room flows into a bright breakfast area with a vaulted ceiling and Velux windows. There is a stylish peninsula unit with a hob, providing storage and a lovely spot to start the day or perhaps entertain in the evening. The adjoining shaker-style kitchen is well equipped with ample units and an integrated oven, washing machine and fridge freezer and a butler sink. French doors open onto the rear garden.

On the lower ground floor, the cellar retains its original flint walling and offers flexibility to be used as a home office, gym, studio, or cinema room.

Upstairs, the first floor features a generous double bedroom. There is a spacious bathroom with both a separate shower cubicle and a bath, a cupboard housing the gas boiler.

The top floor provides a further double bedroom with eaves storage and a Velux window, filling the space with natural light.

Outside

The rear gardens are fully enclosed and mainly laid to lawn, featuring a summer house and a side gate. As is common with period homes, there is a pedestrian right of way, but the principal gardens remain private and fenced on 3 sides. The front garden is set behind Victorian wrought iron railings and is slightly elevated from the pathway, creating an appealing and welcoming approach. Permit parking is available on the road.

COUNCIL TAX -BAND B

ENERGY PERFORMANCE RATING - D

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 ///spines.detect.typed





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