



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

9 Dorchester Road,
Bury St. Edmunds, IP33 2HL

Offers In Excess Of
£300,000

INDEPENDENT ESTATE AGENTS

Immaculately presented and substantially extended modern end-of-terrace home

Overlooking a small green in a popular and well-served residential area, this outstanding end-of-terrace home has been transformed by the present vendors, who have undertaken a programme of high-quality improvements.

Located around a mile and a half from the town centre and close to many local amenities, including a parade of shops, the property offers a wonderful blend of space, style and practicality.

The present owners have significantly enhanced the house with a refitted kitchen, fitted wardrobes, wood laminate flooring, re-roofing, a new rear composite door, bespoke shutters, and a newly landscaped rear garden.

Beautifully decorated in neutral shades and filled with natural light from its large windows, this superb home offers spacious, flexible accommodation - ideal for families or anyone seeking a stylish and ready-to-move-into home with lots of reception space.

- Substantially extended modern end of terrace
- Occupying a popular and well served location
- Hall, cloakroom, utility/breakfast area
- Kitchen/diner, sitting room with wood burner
- 3 Good sized bedrooms, modern bathroom
- Landscaped gardens, garage and parking
- Gas central heating, uPVC glazing, re-roofed



The property, which is offered in immaculate decorative order, benefits from gas-fired central heating, uPVC sealed unit glazing. In more detail, the accommodation comprises:

Ground Floor

A welcoming entrance hall with bespoke built-in storage and a cloakroom leads through to the former kitchen, now cleverly reconfigured as a utility/ breakfast area. This opens into the impressive kitchen/dining/family room - an exceptional addition with a vaulted ceiling and two skylights, creating a wonderfully light and airy living space. The kitchen has been refitted to a high standard, offering excellent storage, integrated appliances, and generous dining space - perfect for entertaining and family life.

The sitting room is a warm and inviting space featuring a recently installed wood burner, ideal for relaxing evenings in. French doors with fitted shutters fill the room with light and open onto the garden. A rear lobby, together with a new high-quality composite rear door completes the downstairs accommodation.

First Floor

The first floor offers three comfortable and well-proportioned bedrooms, all presented in calm neutral tones, together with a modern family bathroom. The principal bedroom benefits from fitted wardrobes providing ample storage.

Outside

The property enjoys an attractive outlook to the front across a small enclosed green. A driveway provides off-road parking and access to a single garage. The rear garden has been recently landscaped to a high standard, offering an attractive, low-maintenance outdoor space. The gardens enjoy a sunny aspect and a good degree of privacy with a large porcelain tiled patio providing the perfect spot for alfresco dining.

ENERGY PERFORMANCE RATING - TBC

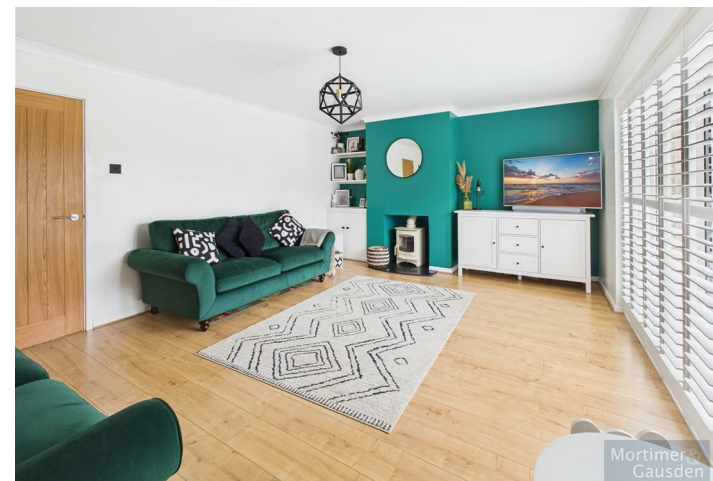
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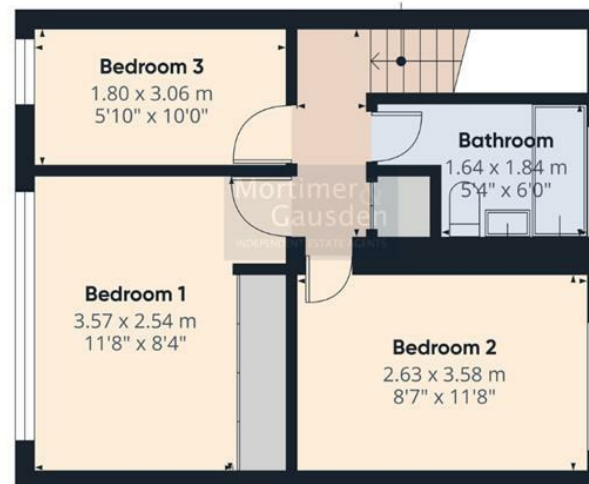
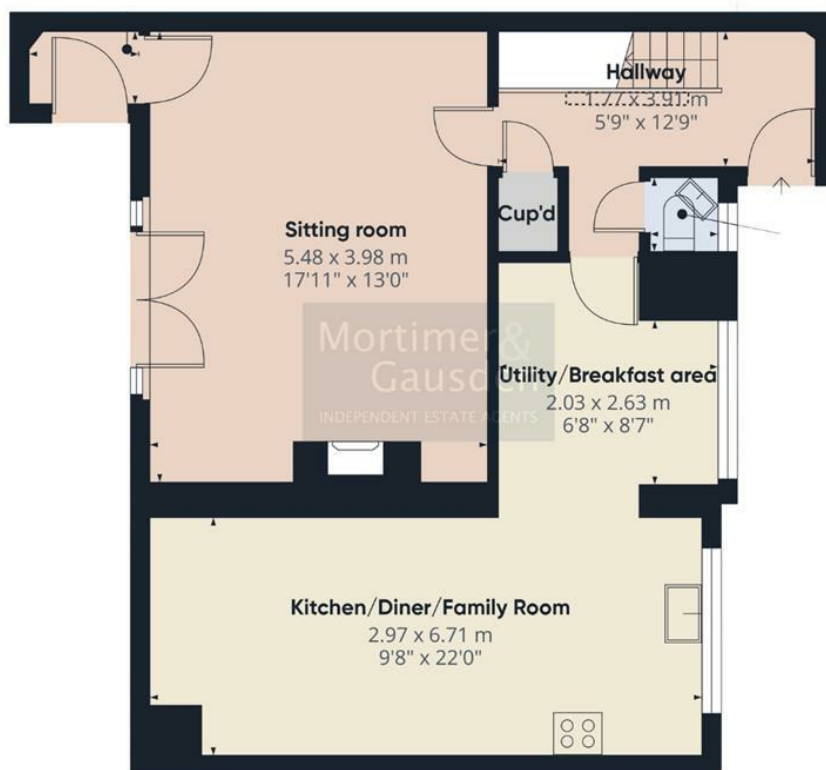
BROADBAND - Ofcom states Ultrafast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

SERVICES- Mains Water, Electricity, Gas, Drainage

WHAT3WORDS ///flamingo.enrolling.sponsors





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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