

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



20 Hasted Close,  
Bury St. Edmunds, Suffolk, IP33 2UA

Guide Price  
£285,000

*A deceptively spacious modern mid terrace occupying a highly sought after setting.*

If you have been searching for a property with good-sized rooms, in a great location, this well-maintained modern terrace is bound to be of interest.

The property is somewhat larger than the front elevation might suggest making an internal viewing essential.

The house is located on the favoured western outskirts of Bury St. Edmunds, close to open countryside and within easy reach of 2 separate parades of shops. The town centre is around 2 miles away and can easily be reached by car, foot or by the regular bus service.

The house occupies a quiet cul de sac setting with a single garage, parking and a generous enclosed rear garden.

- Surprisingly spacious modern terrace
- Occupying a well served location
- Hall, cloakroom, sitting room
- Very large kitchen/diner
- 3 good sized bedrooms, bathroom
- Gas central heating, uPVC glazing
- Single garage and parking
- Larger than average gardens



In our opinion, the property would be perfect for a growing family or indeed anyone looking for a sound investment. In more detail, the accommodation comprises:

On the ground floor: A useful open porch provides access to the hallway which has a built-in cupboard, stairs to the first floor and a cloakroom. The sitting room is a very comfortable size and includes a fireplace and a large picture window overlooking the front gardens.

The kitchen/diner is a fantastic size and includes an extensive range of cupboards and worktop surfaces. There is a built-in oven, hob and lots of appliance space. There is a full length breakfast bar to one wall but there is equally ample space for a dining table. There is a wall mounted gas fired boiler serving the central heating and a glazed door leading into the rear garden.

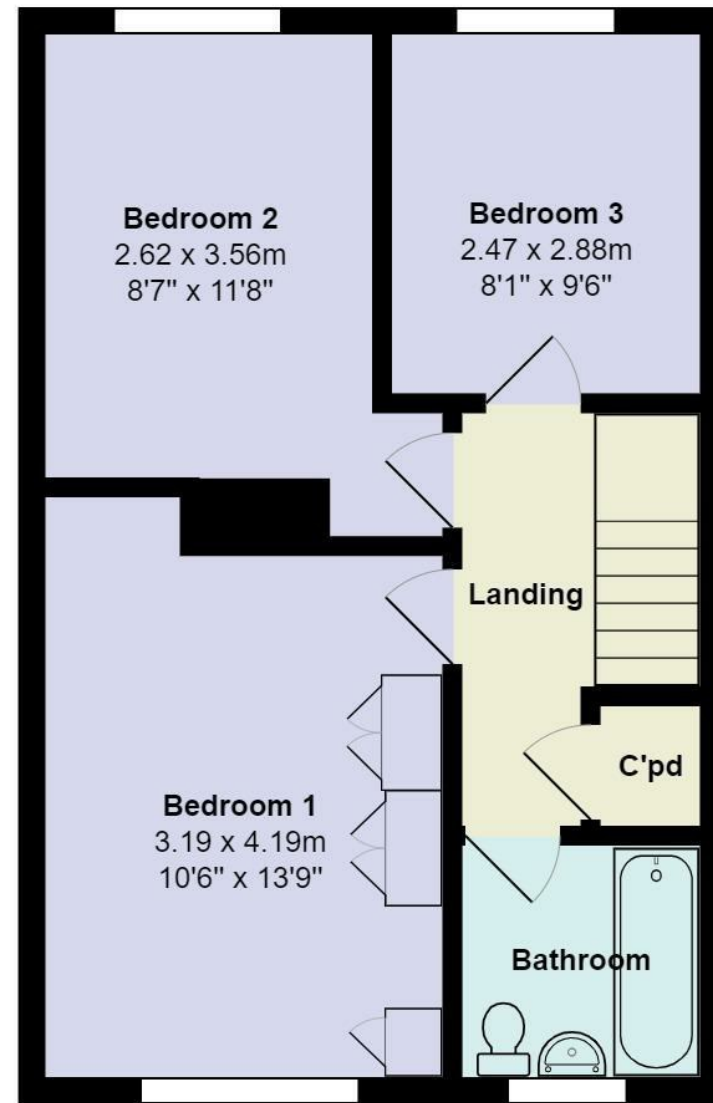
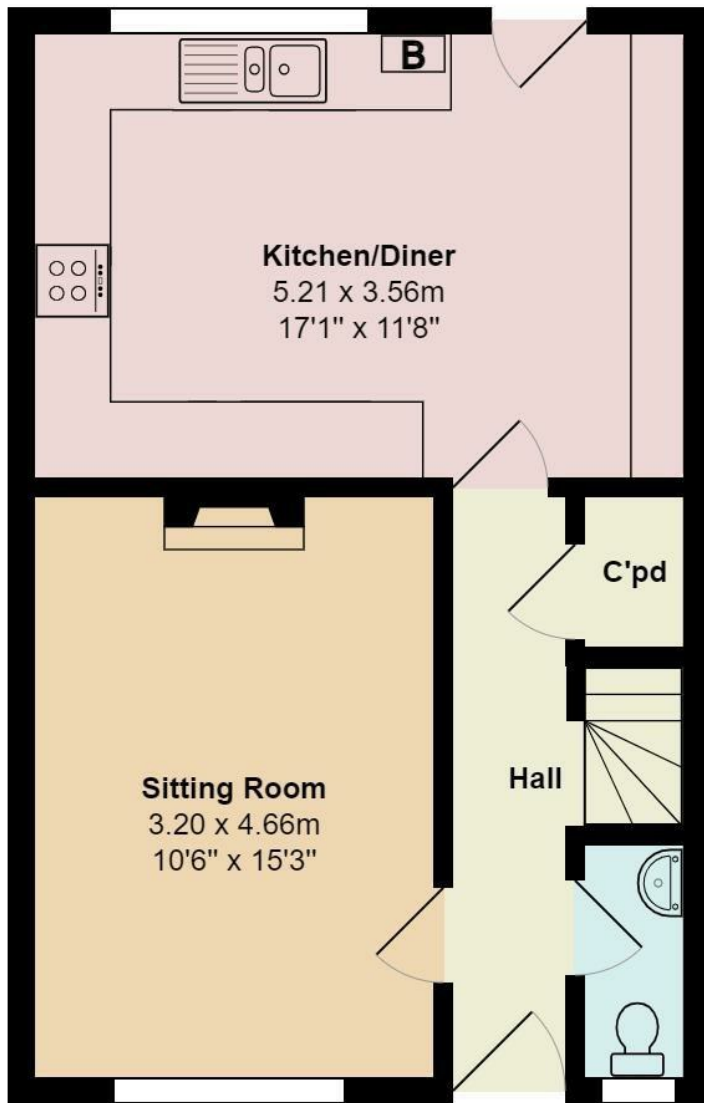
On the first floor: The landing gives access to all 3 bedrooms and the family bathroom. Bedrooms 1 & 2 are good-sized double bedrooms and bedroom 3 is a small double or large single room.

#### Outside

The gardens to the front of the house are bordered by fencing on 2 sides and are laid to lawn. The rear gardens are L-Shaped and extend to the rear of the neighbouring house. This provides rear access to the single garage which has further parking to the front. The gardens are laid mainly to lawn with a sheltered patio area and established shrubs and trees.

COUNCIL TAX - BAND B  
ENERGY PERFORMANCE RATING - D





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**