

THE
**Mortimer
& Gausden**
PARTNERSHIP

10 The Curlews,
Bury St. Edmunds, IP33 2NL

Guide Price
£485,000

Thoughtfully Extended & Reconfigured Family Home In A Superb Setting

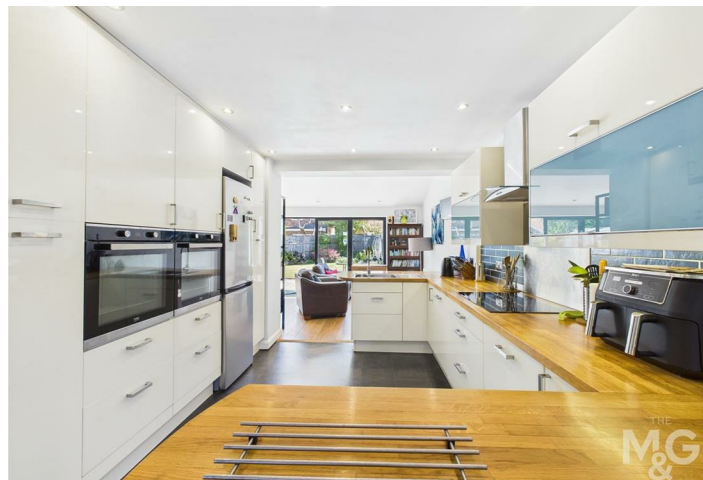
This substantially extended and significantly improved modern detached home occupies a superb residential setting close to Nowton Park, whilst within two miles of the thriving town centre.

Presented in first-class condition throughout, the property has been thoughtfully updated by the present vendors and offers a quality finish with solar panels, air conditioning, gas-fired central heating and uPVC double glazing adding style, practicality, but most importantly, future proofing.

The accommodation is ideal for modern living, with an impressive open-plan kitchen, dining and family space opening directly onto the rear garden courtesy of the bifold doors. With excellent room sizes and lots of natural light, this is certainly a home 'ticking all the boxes'

Originally designed with four bedrooms and one bathroom, the house now offers three double bedrooms and a stylish en suite. It also offers private landscaped gardens, excellent parking and a double garage.

- Superbly Presented & Extended Detached Home
- Established Setting, Close To Nowton Park
- Additional Utility Room
- Stunning Open-Plan Living Space & Kitchen
- Three Double Bedrooms, En-Suite & Bathroom
- Attractively Landscaped Rear Garden
- Extensive Parking & Double Garage
- Air Conditioning, Solar Panels & EV Charger



The property benefits from gas-fired central heating, uPVC sealed unit glazing, solar panels and air conditioning, providing an excellent energy performance rating. In more detail, the property comprises:

Ground Floor:

A spacious reception hall, with a cloakroom off, leads into the impressive open-plan living space. This superb area provides plenty of room for sitting, dining and entertaining, with bifold doors opening directly onto the rear garden. The area is zoned to provide three areas, including a living area, dining space and stylish kitchen.

The kitchen is fully fitted and forms the heart of the house, flowing naturally into the dining/family area. Fitted with an excellent range of contemporary styled units with plenty of worktop surfaces and an integrated dishwasher, double oven and fitted hob. There is also a useful utility room and side porch/lobby.

First Floor:

The original four-bedroom layout has been reconfigured to provide three double bedrooms. The main bedroom benefits from a large en suite shower room, which has been created from one of the former bedrooms. There is also a refitted family bathroom supporting wc, basin, shower over bath and heated towel rail.

Outside:

The front of the property has been hard landscaped for ease of maintenance and provides parking for several vehicles. There is a garage with workshop space, and electric roller door. The garage also houses the solar panel battery store.

The south facing rear garden has been attractively landscaped and enjoys a good degree of privacy and seclusion, providing a lovely setting for relaxing and entertaining.

Agent Notes:

EPC Rating - B

Council Tax Band - D (West Suffolk)

Broadband - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

Services- Mains Water, Electricity, Gas, Drainage

What3Words: ///noise.sunflower.rocks

Additions - 17 Solar panels, Huawei Inverter and 15KW of Huawei battery storage.

(Excess solar is exported back to grid for credit)

Mixergy Eco hot water tank heated from the grid on cheap rate or from Solar via Myenergi eddi.

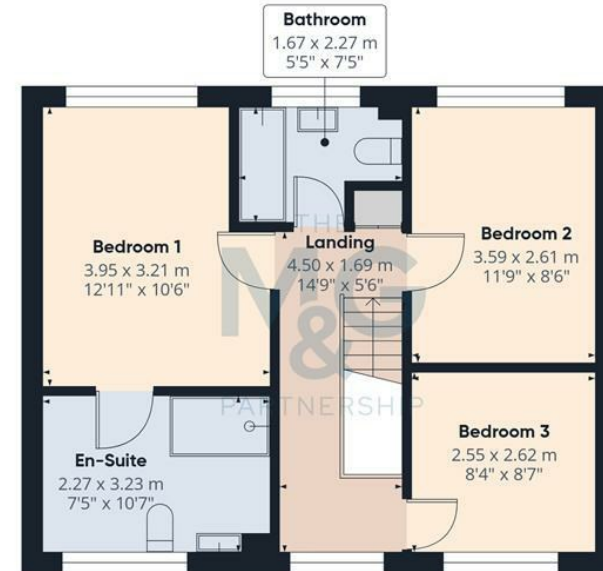
Two Mitsubishi air to air heating and cooling AC units

Myenergi Zappi EV car charger.





Floor 0



Floor 1

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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mail@mortimerandgausden.co.uk
 www.mortimerandgausden.co.uk
 7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526