



22 Spring Lane, Bury St. Edmunds

Guide Price £375,000

THE
M&G
PARTNERSHIP



22 Spring Lane

Bury St. Edmunds

- Exceptionally well presented modern townhouse
- Situated in a popular and well served setting
- Enclosed gardens, garage and parking
- Hall, cloakroom, kitchen, living/dining room
- 2 First floor bedrooms, family bathroom
- Master bedroom with en suite and dressing area
- Gas central heating, uPvc sealed unit glazing

This very well-presented modern townhouse provides spacious and flexible accommodation arranged over three floors and is ideally located within just a few minutes' walk of the town centre.

The ground floor includes an entrance hall, cloakroom, fitted kitchen and a good-sized living/dining room with fireplace and doors opening onto the rear garden. On the first floor are two bedrooms, both with fitted storage, together with a family bathroom. The top floor is devoted to an impressive principal suite, currently used as an additional reception room, with a dressing area and en suite shower room.

Further benefits include gas-fired central heating, uPVC double glazing, enclosed private gardens, a single garage and parking. An ideal low-maintenance home in a highly convenient location.



Interested? Call Us On
01284 755526

Entrance Hall

The entrance hall gives access to the cloakroom, kitchen and living room.

Cloakroom

With a classic white suite.

Kitchen

10' 8" x 7' 9" (3.24m x 2.35m)

Fitted kitchen with a good range of cupboards and worktop surfaces. Built in oven, hob and hood. Ample appliance space and room for a small breakfast table.

Living Room / Dining Room

15' 5" x 14' 9" (4.70m x 4.50m)

A lovely reception space with a feature fireplace, large storage cupboard and space for both lounge furniture and a dining table. French doors lead out into the gardens.

First floor landing

With an airing cupboard and stairs to the second floor.

Bedroom 2

14' 8" x 9' 11" (4.47m x 3.03m)

A generously proportioned double bedroom with extensive built-in wardrobes.

Bedroom 3

10' 11" x 7' 8" (3.32m x 2.33m)

Another good sized bedroom with fitted wardrobes.

Bathroom

With a white suite.



Interested? Call Us On
01284 755526

Second Floor Landing

Master Bedroom

15' 1" x 11' 2" (4.60m x 3.40m)

Currently being used as an additional reception space, this room includes a dressing area with fitted wardrobes.

En-Suite Shower Room

8' 3" x 8' 11" (2.52m x 2.71m)

A large en-suite with shower cubicle, wash hand basin and toilet.

Gardens

The main gardens are formed to the rear of the property and afford a good degree of privacy and seclusion. Planted with a variety of shrubs, the gardens include a sheltered patio area and further hard landscaping for ease of maintenance. A side gate leads to the the garage and parking area.

Garage

The property includes a single garage with parking to the front. Although the property is freehold, the garage is leasehold as it sits beneath another property.

Agents Notes

Services: All main services are connected

Energy Performance Rating : C

Broadband: Ofcom states Ultrafast is available Mobile: Ofcom states all providers are likely

Council Tax: Band D - West Suffolk

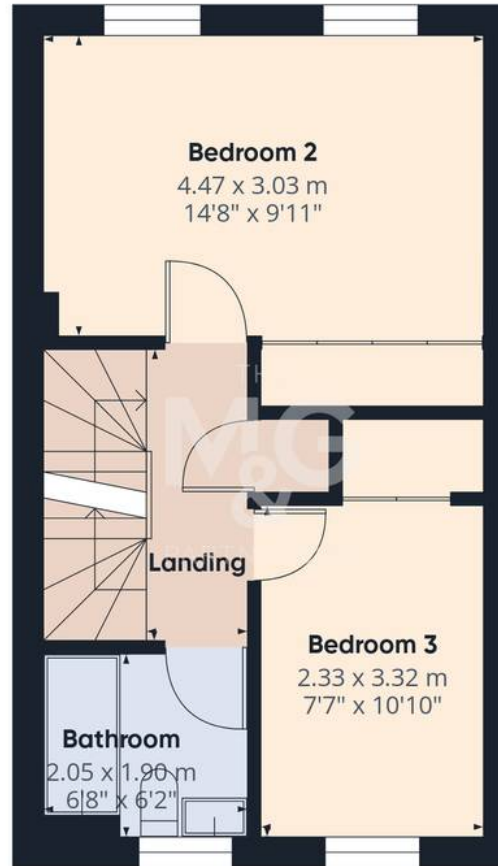


Interested? Call Us On
01284 755526





Floor 0



Floor 1



Floor 2



Interested? Call Us On
01284 755526



For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.