

THE
**Mortimer
& Gausden**
PARTNERSHIP

28 Philip Road,
Bury St. Edmunds, IP32 6DQ

Offers In Excess Of
£450,000

THE
PARTNERSHIP

Deceptively Spacious Family Home, Occupying An Impressive Plot In A Sought-After Location

Positioned on the ever-popular Philip Road in Bury St Edmunds, this charming Victorian-style property has been much-improved by the current owners to create a charming, yet practical family home with an abundance of both internal and external space.

Inside, beautifully proportioned rooms are complemented by high ceilings and character features, whilst now benefitting from a modern touch. Outside, the property sits on a much larger plot than expected, resulting in a superb rear garden, complete with an extended patio, raised flower beds for colour and a large lawn. (0.15 acres STMS)

Ideally situated within easy reach of Bury St Edmunds' vibrant town centre, excellent schools, local amenities and transport links, this superb home is ideal for a range of buyers.

Upon arrival, you are greeted by a substantial driveway, suitable for multiple vehicles, single garage and gated access leading to the rear of the property.

- Much-Improved Victorian-Style Home
- Significant Rear Garden
- Extended Ground Floor Living Space
- Additional Utility Room & Cloakroom
- Driveway For Multiple Vehicles Plus Single Garage
- Bathed In Natural Light Throughout
- Wonderful Location, With Access To All Amenities
- Two Large Double Bedrooms & One Single



Ground Floor:

Upon entry, you are greeted by characterful, herringbone flooring which can be found throughout the ground floor.

The open-plan living-dining area has been extended and is bathed in natural light courtesy of the dual aspect. The lounge overlooks the front of the property, complete with a large bay window, whilst the dining room occupies the centre and rear of the room, overlooking the wonderful rear garden, with sliding doors opening onto the patio. Elevated ceilings and clever hidden storage all add to the charm of this superb home.

The galley-style kitchen is complete with a choice of low and eye-level storage, complete with integrated oven, gas hob and extractor fan. Space and plumbing facilities are available for a fridge-freezer and dishwasher. The adjoining utility room provides additional storage, plumbing for a washing machine, access to the cloakroom and access to the rear.

Upstairs:

The landing holds access to all three bedrooms and bathroom. Bedroom one overlooks the front of the property and is complete with a stunning bay window and fitted storage.

Bedroom two overlooks the rear of the property, whilst bedroom three, albeit the smallest, is a suitable single bedroom, with the option of being utilised as an office / study or dressing room.

The four-piece family bathroom is complete with wc, basin, bath, separate shower cubicle and heated towel rail.

Outside:

The impressive rear garden supports a large patio with raised oak sleeper flowerbeds providing division to the lawn. This space is wonderful for young children, whilst also holding tremendous scope for those who are green fingered. A raised patio can also be found to the rear.

Side access provides beneficial space and holds entry to the rear of the garage, complete with power.

Agent Notes:

EPC Rating - C

Council Tax - D (West Suffolk)

All mains services connected

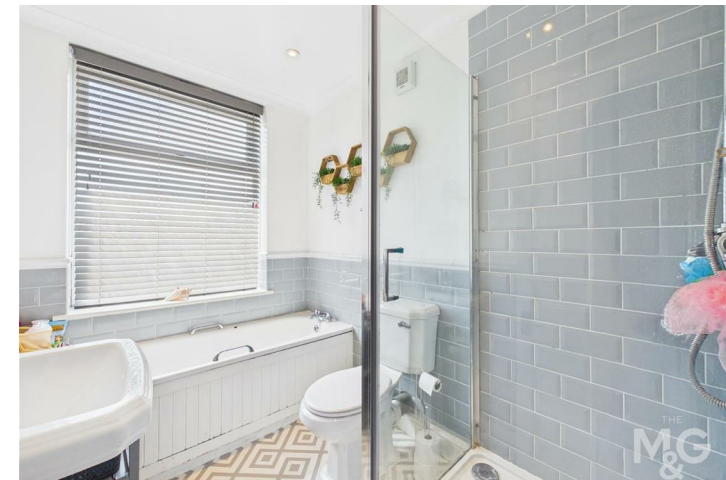
uPVC double glazing throughout

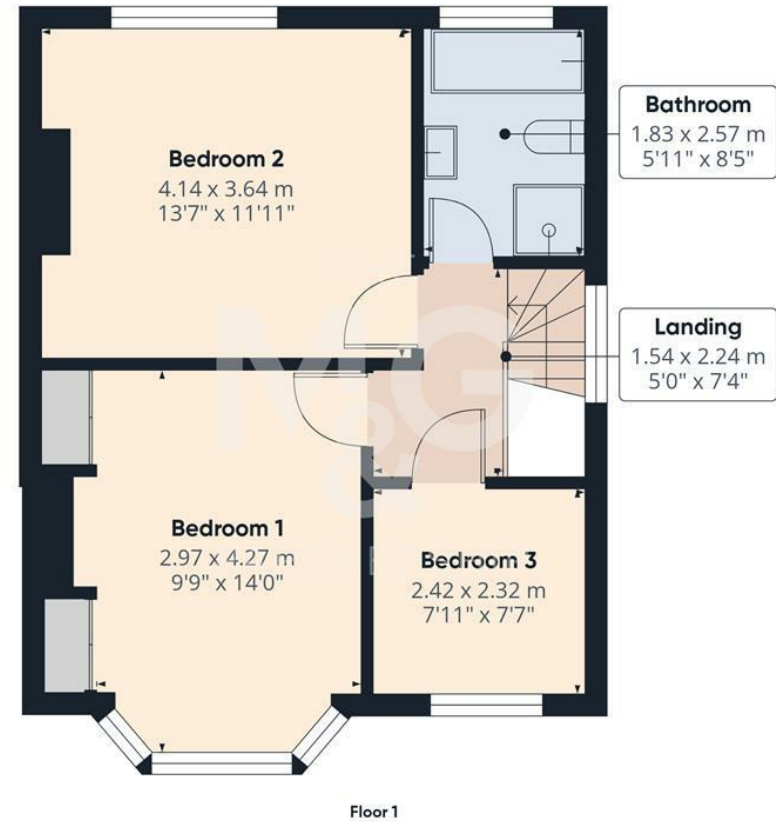
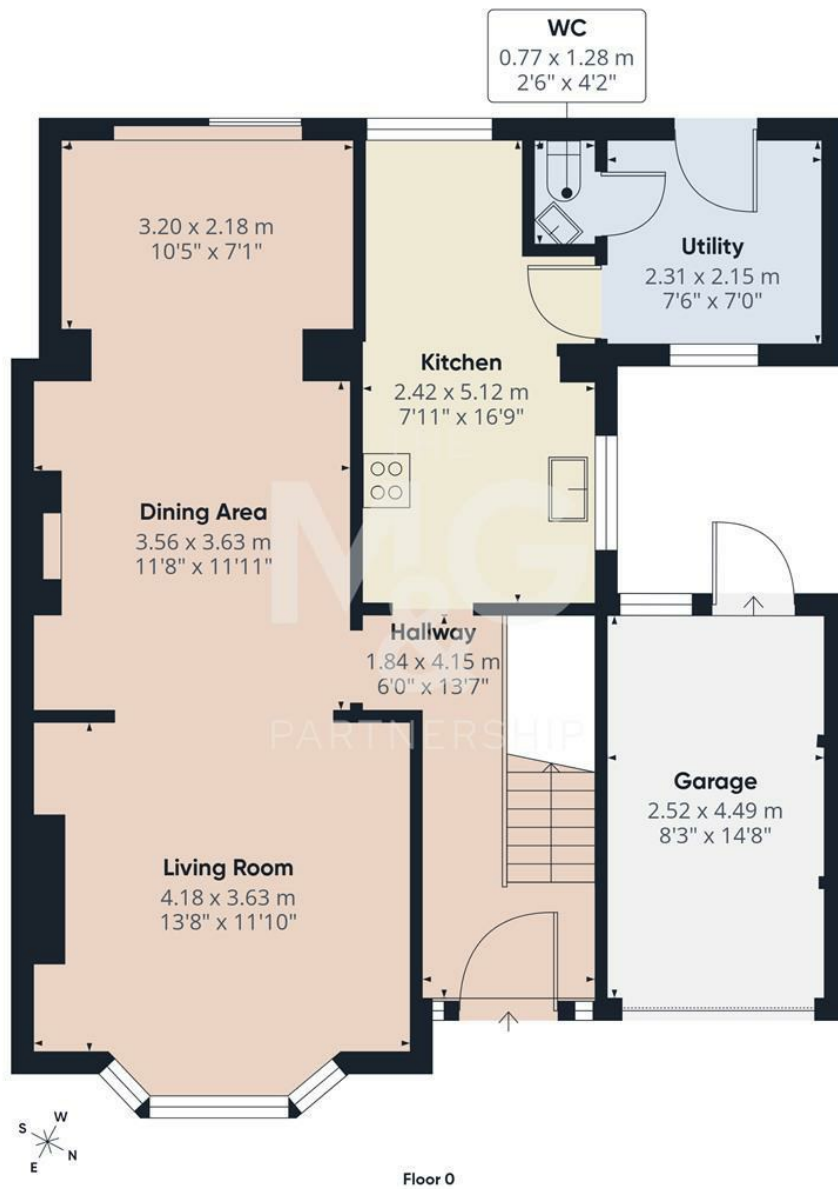
New installed boiler - 2026

What3Words: ///condition.dove.savings

Broadband - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely





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.

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