

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



11 Prigmore Drive,  
Bury St. Edmunds, IP32 7QR

THE  
Guide Price  
£350,000

PARTNERSHIP

## *Double Fronted, Three-Bedroom Detached Family Home In Move In Condition*

Welcome to Prigmore Drive, a superb three-bedroom detached property, beautifully maintained, and benefitting from a converted garden office / salon.

Situated on the highly popular Lark Grange development on Moreton Hall, Bury St Edmunds, this generously proportioned three-bedroom home enjoys superb access to a wide range of local amenities, with the town providing an excellent selection of both independent and high-street bars, restaurants, and shops, all easily reached by a short drive into the town centre.

In addition, a variety of local eateries, supermarkets, leisure facilities, and well-regarded educational establishments are conveniently located close by.

Excellent transport links further enhance the appeal, with the A14 easily accessible, providing direct connections to Ipswich, Stowmarket, and Cambridge—making the property ideal for commuters seeking wider professional opportunities.

Upon arrival, you are greeted by a tandem driveway leading to the single garage. The rear of the garage has been converted into a garden office / salon, complete with insulation, power and heating. The front of the garage still remains accessible for additional storage with the up-and-over door.

- Beautifully Presented & Move In Ready
- Built In 2022 By Accredited 5 Star Builder, Taylor Wimpey
- NHBC Warranty Remaining
- Multiple Upgrades Throughout
- Garden Office / Salon
- En-Suite, Family Bathroom & Cloakroom
- Contemporary Kitchen-Diner
- Tandem Driveway Leading To Garage



#### Ground Floor:

Upon entry you are greeted by a sizeable entrance hall, complete with upgraded Amtico flooring, creating a contemporary finish.

The generous kitchen-diner is well appointed with a choice of low and eye-level storage, finished with an ever-popular shaker-style fascia and contrasting oak effect worktop. All appliances are integrated to enhance the flush and professional finish found throughout, and to maximise the space available.

Overlooking the rear garden, the lounge is bathed in natural light, courtesy of the dual aspect.

Completing the ground floor you will find a storage cupboard and cloakroom, fitted with wc, basin and radiator.

#### First Floor:

Upstairs, the L-shaped landing holds access to all three bedrooms and family bathroom. Bedroom one is a large double overlooking the front of the property, whilst supporting an ensuite complete with walk-in shower, wc, basin and heated towel rail.

The second double bedroom overlooks the front of the property, whilst bedroom three, albeit the smallest, is a sizeable single room overlooking the side.

The family bathroom is fitted with wc, basin, shower-over-bath and heated towel rail, to complete the interior of this superb family home.

#### Outside:

The much-improved walled garden benefits from a new, larger patio, perfect for alfresco dining and summer bbqs, whilst the artificial lawn and raised flower beds are brilliant for low maintenance whilst still retaining colour.

The single garage has been divided into part storage and part garden office / salon which can be found to the rear. This space has been fully insulated and benefits from power and heating. The front of the garage remains suitable for additional storage with an up-and-over door.

EV charger can be found on the driveway.

#### Agent Notes:

EPC Rating - B

Council Tax - C (West Suffolk)

6 NHBC Warranty Remaining

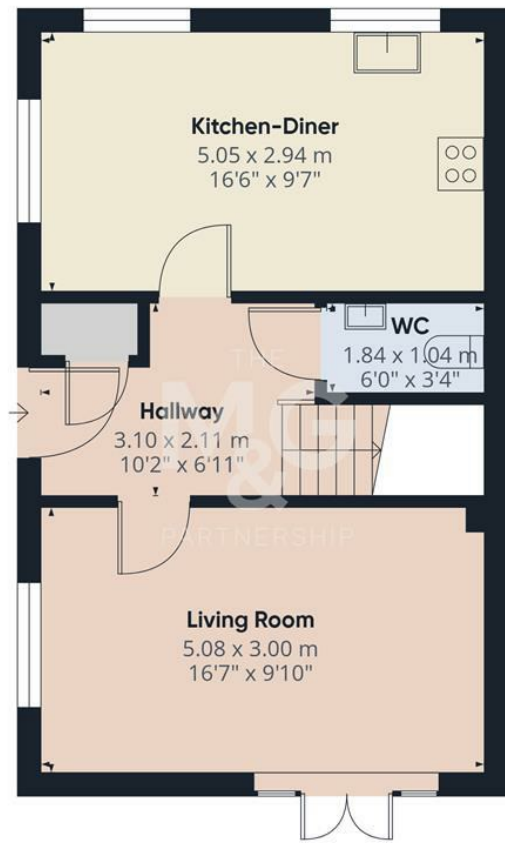
All mains services connected

What3Words: ///jetting.rings.prefect

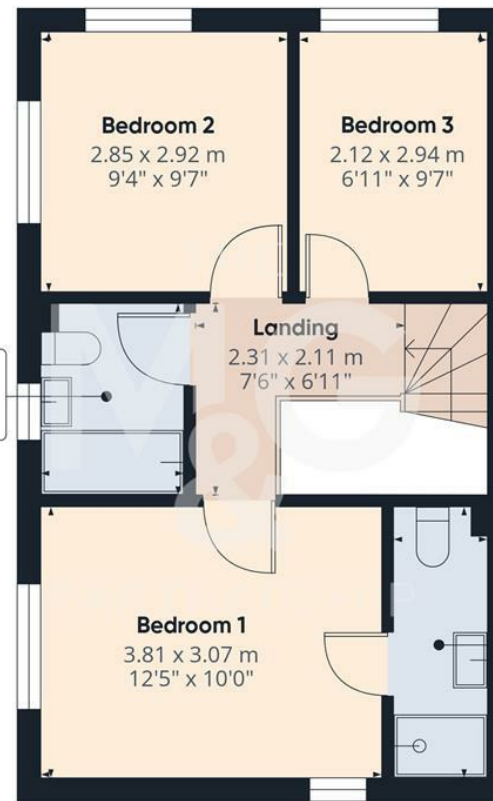
Broadband: Ultrafast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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