

THE
**Mortimer
& Gausden**
PARTNERSHIP



4 Manderville Road,
Bury St. Edmunds, IP33 2JB

Guide Price
£360,000

PARTNERSHIP

TICKING EVERY BOX - Just move in and relax!

This exceptionally well-presented detached bungalow has been the subject of considerable improvement since owned by the present vendors and now provides light, stylish and well-proportioned accommodation.

Occupying a desirable location, the property is well placed for local amenities, 2 sets of shops, a regular bus route and open countryside, whilst being under 2 miles from Bury St Edmunds town centre.

With charming wrap-around gardens, a garage, summer house and ample parking, this lovely home is ready to enjoy - making an early viewing highly recommended.

- Beautifully presented detached bungalow
- Well served and a pleasant setting
- Hall, sitting room, superb kitchen/diner,
- 3 Good sized bedrooms, shower room
- Enclosed gardens, ample parking & garage
- Gas central heating & uPVC glazing
- Excellent condition throughout
- Call us today we have a key!



The property has been greatly improved and altered by the current owners and benefits from upgraded electrics, a replacement boiler and replacement windows, all understood to have been carried out within the last few years. In more detail the accommodation comprises:

A spacious and inviting entrance hall leads through to the sitting room, a light and comfortable room with a picture window overlooking the front garden with a greensward beyond. A wood laminate floor runs throughout and a Danish self-regulating log burning stove is set on a stone hearth, with a useful wood store to the side.

An inner hall includes a recessed seating area with storage below and cloaks hanging space above, together with access to the loft and a useful storage cupboard housing the hot water tank.

The kitchen/dining room is a particular feature of the bungalow and extends to around 19'. Cleverly designed, it includes an extensive range of attractive modern units with fluted columns, oak worktops, a large enamel sink with Quooker tap, Neff oven, Neff induction hob, Siemens microwave and Neff dishwasher. There is also space for a fridge/freezer and plumbing for a washing machine. Double doors from the dining area open directly onto the garden.

There are 3 bedrooms, with Bedroom 1 having extensive fitted part-mirrored wardrobes and views over the rear garden. Bedroom 2, another large double, also overlooks the rear garden, whilst bedroom 3 is a versatile room with good natural light, currently used as a playroom but equally suited as a study, snug or hobby room. The shower room is beautifully appointed with a large fully tiled shower cubicle, WC, heated towel rail and twin sinks set into a Corian worktop with storage below.

Outside

A driveway provides off-road parking for 2 vehicles and leads to the single garage, which has an electric up and over door, light and power connected. The partly walled gardens are one of the property's most attractive features, arranged in a wrap-around style with areas of lawn, established hedging and a summer house with French doors.

SERVICES: All main services are connected
EPC Rating - C

Council Tax Band: D

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: Ofcom states all providers are available



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.

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

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

01284 755526