



2 Bury Road, Depden

Guide Price £375,000



THE
M&G
PARTNERSHIP

2 Bury Road

Depden, Bury St. Edmunds

- Charming Three Bedroom Cottage
- Grade II Listed
- Occupying Approximately 0.85 acres (STMS)
- Stunning Views
- Superb Location - A Short Drive To Bury St. Edmunds
- Three Generous Double Bedrooms
- Ground Floor Office / Snug
- A Truly Must See Home

A charming Grade II listed cottage, nestled within the picturesque village of Depden and occupying a superb plot of approximately 0.85 acres, subject to measured survey.

Surrounded by mature gardens and enjoying wonderful views over the rolling Suffolk countryside, the property offers an idyllic blend of character, space and rural tranquillity. The accommodation includes a snug/office, well-proportioned living room with exposed beams, kitchen, triple-aspect sun room, utility/boot room, ground floor bathroom and three double bedrooms, one with a large walk-in wardrobe.

Outside, the extensive grounds are a true feature, with lawns, established planting, pond, two wells, timber outbuildings and excellent scope for further landscaping or outdoor use. A generous driveway provides parking, with additional gated access suitable for larger vehicles.

Overage: The Vendors will benefit from 10% of the net appreciation in value of any part of the property in the event of sale or implementation of change of use development. (please ask for full details)



Hallway

5' 1" x 2' 11" (1.55m x 0.89m)

Snug / Office

9' 11" x 9' 2" (3.03m x 2.80m)

Upon entry you are greeted by a small hallway, with the snug / office found to the left, overlooking the front of the property.

Living Room

13' 8" x 10' 5" (4.16m x 3.18m)

well proportioned living room, boasting a choice of exposed beams, which creates division into the kitchen.

Kitchen

12' 1" x 6' 9" (3.68m x 2.05m)

The L shaped kitchen worktop supports a fitted ceramic hob, with low-level storage space available.

Bathroom

7' 1" x 7' 0" (2.15m x 2.13m)

Hallway

5' 10" x 2' 11" (1.79m x 0.90m)

Utility / Boot Room

16' 4" x 6' 3" (4.97m x 1.91m)

Running the depth of the property, you find a useful utility / boot room, complete with power and plumbing facilities, as well as access to the garden.

Sunroom

12' 5" x 8' 0" (3.79m x 2.43m)

the triple aspect sunroom can also be found to enjoy views of the extensive and mature gardens.



Interested? Call Us On
01284 755526

Landing

7' 0" x 3' 0" (2.13m x 0.92m)

Bedroom 1

15' 4" x 9' 3" (4.67m x 2.81m)

Upstairs, the landing holds access to all three double bedrooms, with bedroom two supporting a large walk-in wardrobe. Bedrooms one and two overlook the front, whilst bedroom three overlooks the rear.

Bedroom 2

13' 3" x 9' 0" (4.03m x 2.74m)

Wardrobe

6' 2" x 5' 10" (1.89m x 1.78m)

Bedroom 3

9' 7" x 8' 9" (2.91m x 2.67m)

Outside

Outside: The stunning garden space occupies a substantial plot (0.85 acres STMS), with wonderful views of the Suffolk countryside. A number of wooden outbuildings can be found, alongside a base where the garage used to stand. Large double gates can be found between the small piece of woodland, allowing additional access and space for larger vehicles / caravan / shepherds hut.

Agent Notes: Electric Heating. EPC Rating - G

Grade II Listed. Private drainage (New tank installed recently)
Mains electric and water connected.

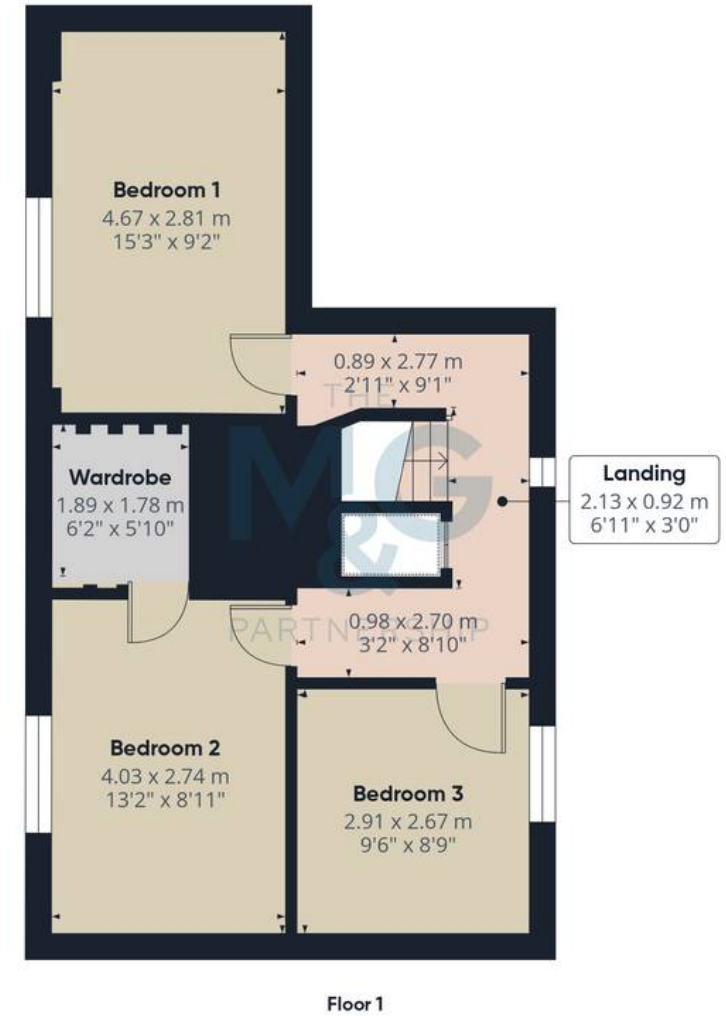
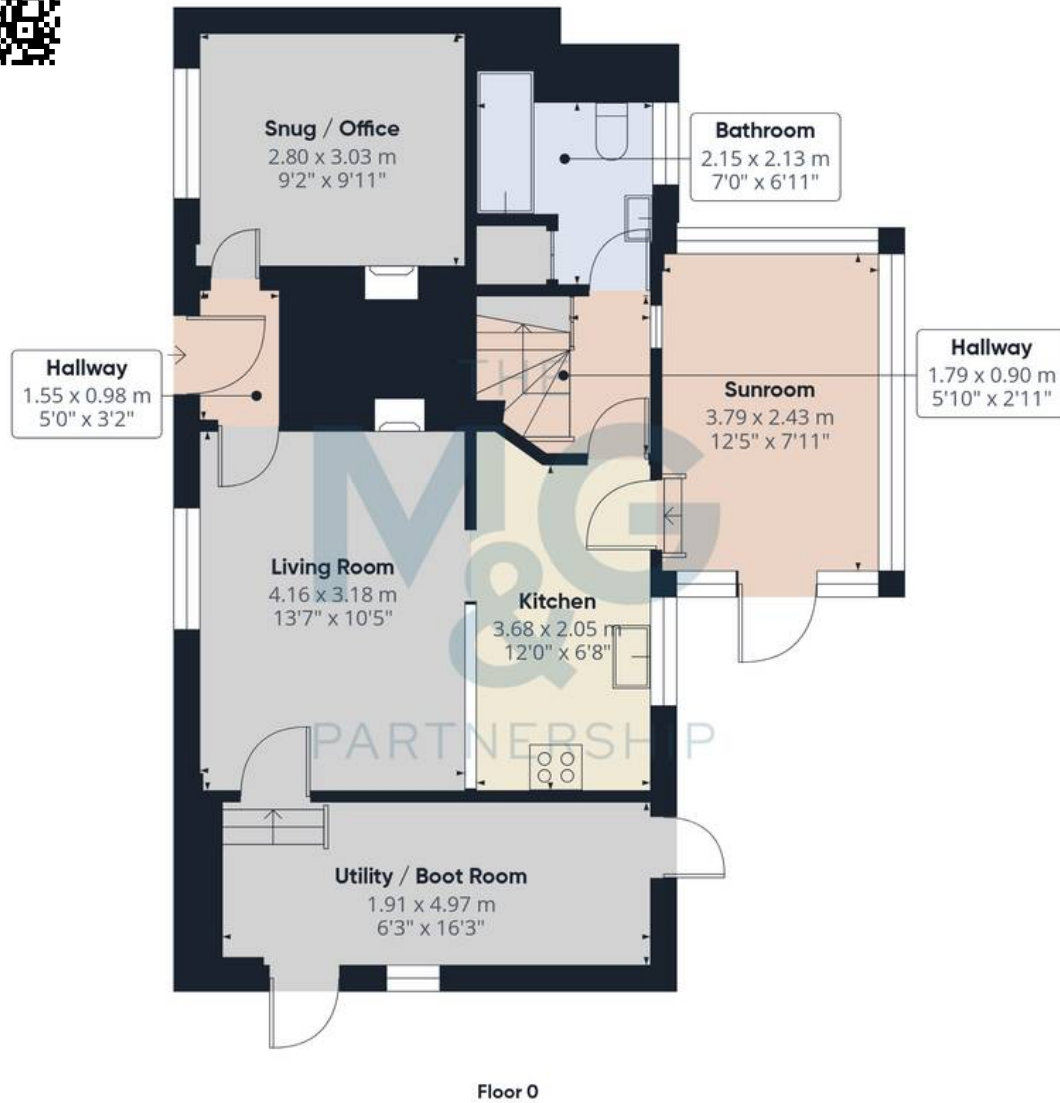
Approximately 0.85 Acres (STMS)

Ofcom states all mobile phone providers are likely.

Ofcom states standard broadband is available.



Interested? Call Us On
01284 755526



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.