



2 Meadow Acre

Norton | Bury St. Edmunds | IP31 3GU

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Seller Insight

Investors Only – A fantastic opportunity to acquire this beautifully presented three-bedroom, three-bathroom detached bungalow, offered exclusively to investors. Set on a generous plot with a well-maintained garden, the property offers spacious and versatile single storey living. With a stylish open-plan layout, excellent natural light throughout, and a peaceful residential setting, this home presents an attractive addition to any investment portfolio.





Step Inside

Hallway 8'1" x 13'1" (2.48 x 4.01 m)

The spacious hallway provides a central artery through the home, linking all key rooms while offering storage potential and an inviting entry space.

Kitchen / Living Room - 13'6" x 29'5" (4.12 x 8.98 m)

This versatile space is ideal for both entertaining and everyday living, with ample room for lounging, dining, and cooking. The kitchen is complete with a range of fitted wall and cupboard units, an integrated induction hob with extractor fan over, built-in oven and microwave, fridge/freezer, stainless steel sink, and a handy breakfast bar for casual dining or entertaining. The room also benefits from multiple windows and a door to the exterior, allowing for excellent natural light.

The principal bedroom 12'5" x 10'9" (3.80 x 3.30 m)

This room is a spacious double, featuring a side aspect window overlooking the side garden, providing a pleasant outlook and natural light while maintaining a high degree of privacy.

Principal bedroom's En-suite 4'6" x 7'6" (1.40 x 2.29 m)

Complete with a walk-in shower cubicle, WC and vanity sink unit.

Bedroom Two 10'11" x 10'8" (3.34 x 3.27 m)

Another great double with side aspect windows that bring in plenty of natural light, this room could work as a great guest bedroom.

Bedroom Two's En-suite 4'7" x 7'9" (1.41 x 2.37 m)

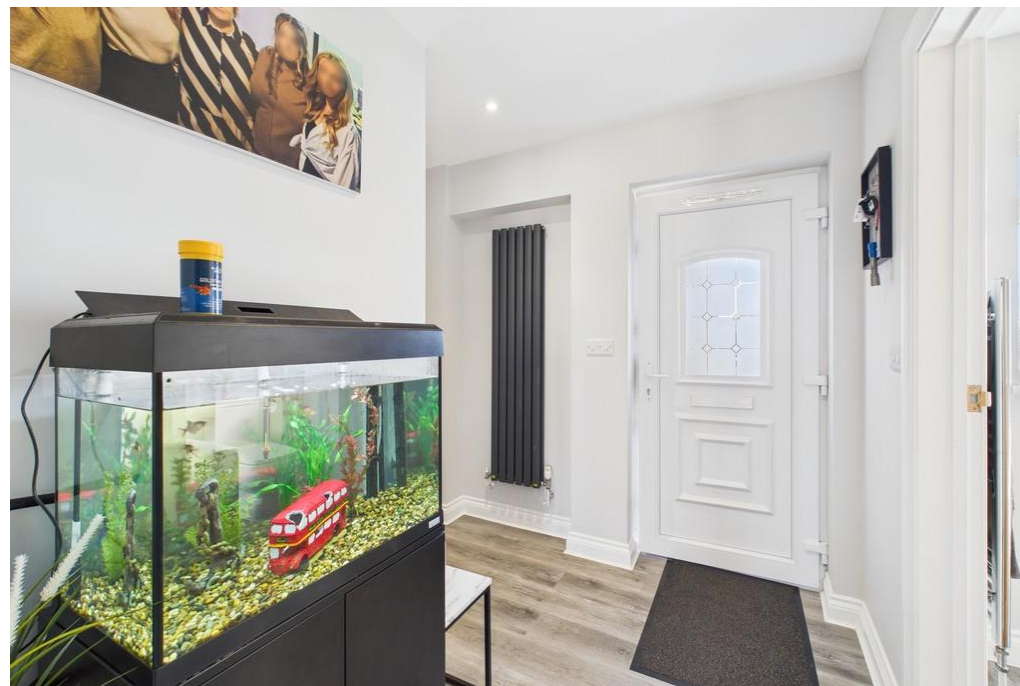
Complete with a walk-in shower cubicle, WC and vanity sink unit.

Bedroom Three 13'8" x 8'10" (4.19 x 2.71 m)

An ideal space as a home office or single bedroom.

Family Bathroom 8'3" x 4'9" (2.52 x 1.45 m)

The family bathroom is centrally located off the entrance hall, complete with a WC, inset bath with shower attachment over and vanity sink unit.





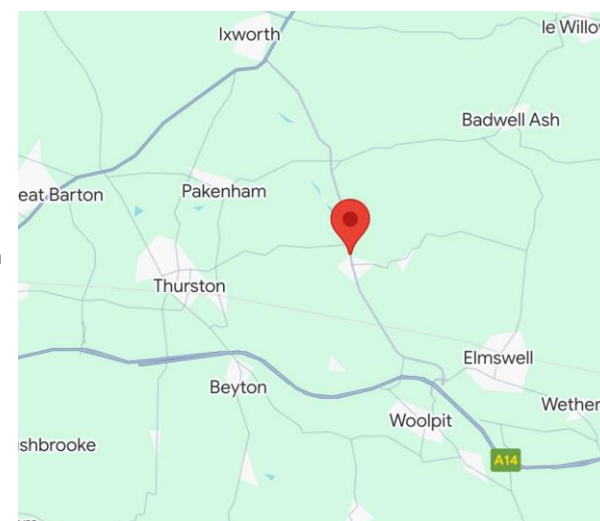
Step Outside

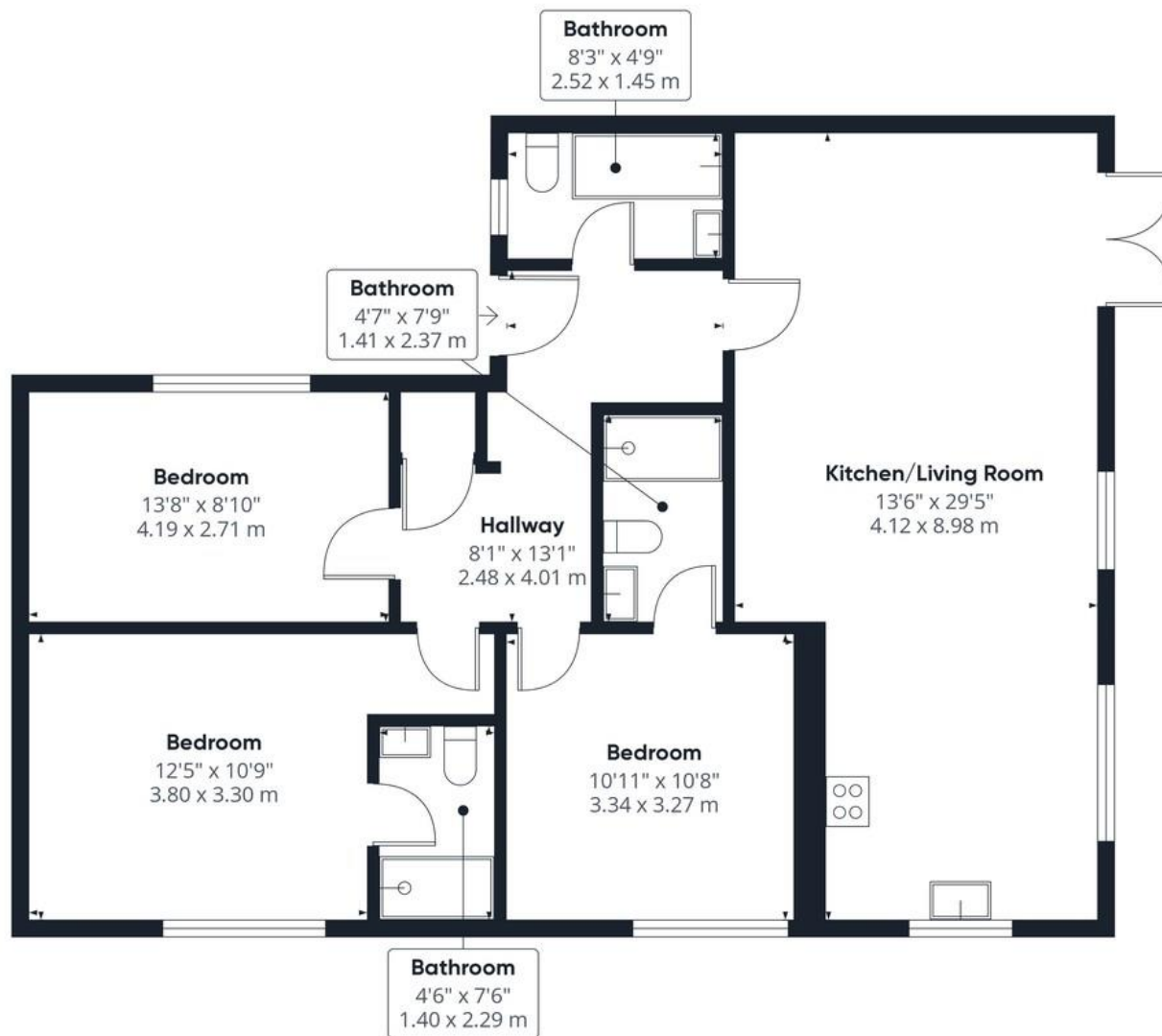
The property boasts a generous and beautifully maintained rear garden, offering a fantastic sense of space and privacy. A large, paved patio area directly outside the kitchen/living room provides the perfect setting for outdoor dining and entertaining, while the expansive lawned garden is ideal for families, gardening enthusiasts, or simply relaxing in the sun. The garden is fully enclosed by wooden fencing, with mature trees and planting providing a leafy outlook and additional seclusion.



Location

The village of Norton is situated 7 miles east of the vibrant market town Bury St Edmunds. This village offers a number of amenities including a primary school, a playing field, a village pub, a local shop and a garage. Norton offers a sense of community with unique landscape of woodland and open countryside, boasting an abundance of wildlife and is perfect dog walking and cycling.





Approximate total area⁽¹⁾
966.05 ft²
89.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Services

- EPC – C
- Council Tax Band – D
- Mains Water
- Mains Electric
- Mains Drainage
- Oil fired Central Heating



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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