



THE STREET | INGHAM

Recently Refurbished Three Bedroom Detached Bungalow

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Guide Price £375,000 Freehold

FEATURES

- Recently Extended & Refurbished Throughout
- Popular village location with easy access to Bury St Edmunds and Culford Private School
- Ample off road parking to the front of the property on private driveway
- Modern Fitted Kitchen with Integrated Appliances
- Three Double Bedrooms - En-suite to Master
- Virtual 3D Tour Available
- Conservatory to rear of property
- Oil Central Heating

DESCRIPTION

Clarke Philips are pleased to offer this well presented three bedroom bungalow which has been thoughtfully extended and refurbished throughout. Benefitting from open plan living accommodation which leads into a fully fitted modern kitchen with integrated appliances. Three double bedrooms with en-suite to master and a generous family bathroom utility cupboard. To the rear of the property is a spacious conservatory enjoying views of a westerly facing, private and enclosed rear garden. Ample off road parking for several cars to the front of the property and walking distance to the Cadogan Public House.

Entrance Hall

Part glazed door leading into entrance hall. Wood effect laminate flooring, electric consumer unit and loft access.

Living Room 10'11" x 12'4" (3.34m x 3.76m)

Wood effect laminate flooring, Double doors leading to;



ACCOMMODATION

Conservatory 14'2" x 8'3" (4.32m x 2.53m)

Wood effect laminate flooring, double doors leading to rear garden.

Kitchen/Diner 19'0" x 10'11" (5.80m x 3.34m)

Wide range of modern wall and base units. Built in eye-level oven with grill, oversized induction hob with extractor above. Integrated fridge, freezer and dishwasher. Stainless steel one and a half bowl sink with drainer. Feature LED lighting. Window to side aspect and double French doors leading to rear patio. Wood effect laminate flooring.

Master Bedroom 10'11" x 12'5" (3.33m x 3.78m)

Window to front aspect.

En-suite

Double shower cubical, low level WC and hand wash basin. Part tiled walls, window to front aspect and heated towel rail.

Bedroom 2 10'11" x 13'5" (3.33m x 4.10m)

Window to front and side aspect.

Bedroom 3 11'0" x 8'11" (3.35m x 2.73m)

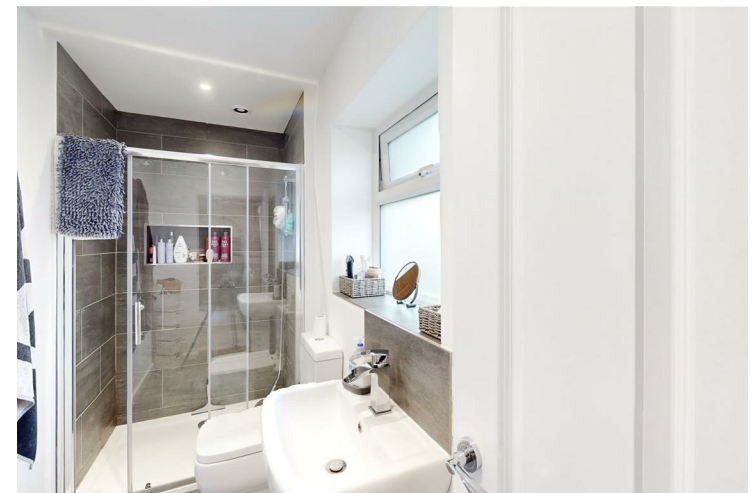
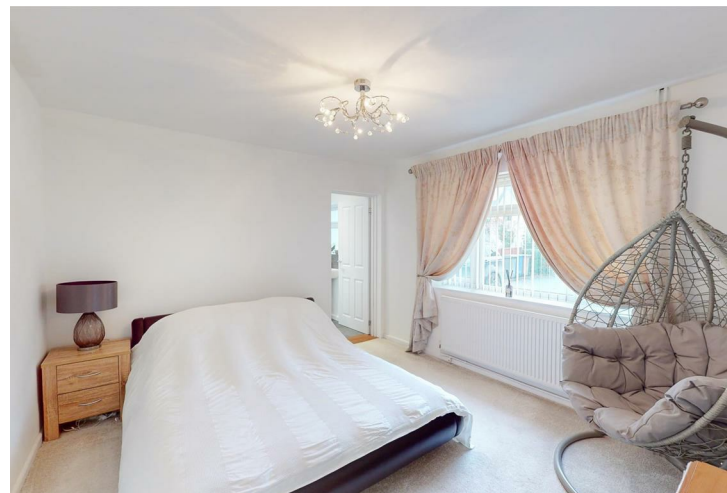
Window to rear aspect.

Bathroom 7'11" x 9'3" (2.41m x 2.83m)

Spacious modern bathroom with L-shaped bath and shower over. Low level WC and hand wash basin. Utility Cupboard with space and plumbing for washing machine. Tiled flooring and window to rear aspect.

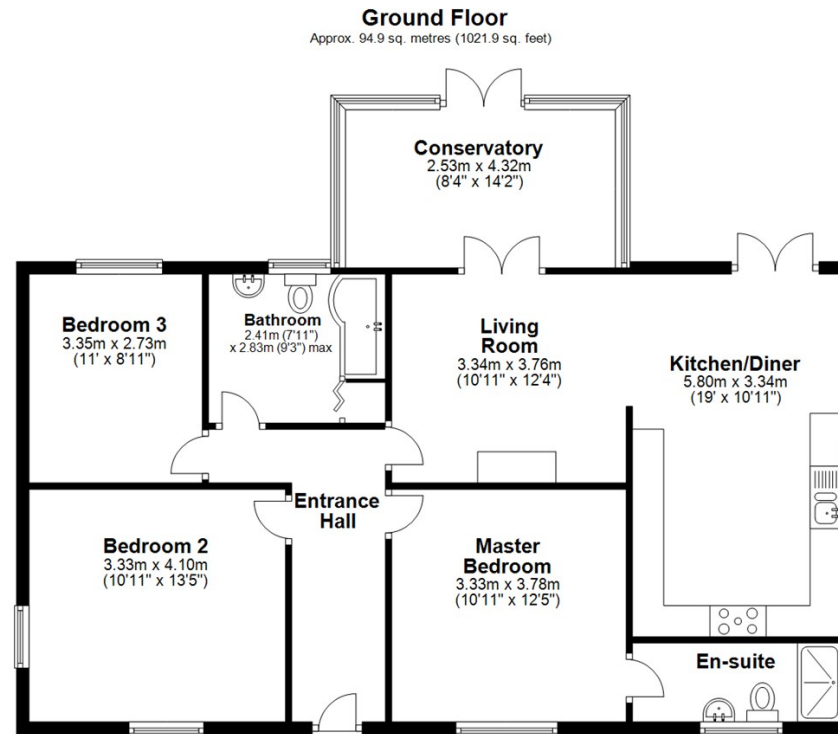
Outside

Ample off road parking on generous front driveway for several cars. Enclosed rear garden with gated access. Well kept lawn and two generous patio areas with raised flower beds and mature shrubs. Timber storage shed and UPVC oil tank.









Total area: approx. 94.9 sq. metres (1021.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021.
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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	