



**Norman Road, Bury St. Edmunds**

**Sheridans**



# Norman Road, Bury St. Edmunds IP32 6BY

Guide Price £399,950

We are delighted to offer to the market this wonderfully presented detached three bedroomed bungalow which has been lovingly improved by the current owner to an extremely high standard, resulting in a beautiful property that combines a feeling of warmth and comfort with real style and a contemporary finish, as well as benefitting from a sunny south west facing garden.

The accommodation in brief is as follows: Entrance into the bungalow via the front door into the welcoming hallway which accesses the two largest bedrooms, the sitting room, kitchen/breakfast room and the bathroom. The kitchen/breakfast room is a great space in which to use on a practical day to day basis, benefitting from a recently fitted kitchen with a good range of storage units and modern appliances, a walk-in utility/pantry as well as being expansive enough to enjoy large family dinners and parties.

The bathroom has been re-fitted in a contemporary style with attractive cargo tiles and a matching white suite consisting of a bath with a shower above, low level WC and a wash hand basin.

The rear aspect sitting room is light and airy leading into the conservatory and garden beyond as well as accessing bedroom three which is rear facing (currently used by the present owner as a study) via a cleverly concealed door.

## Outside

Outside to the rear and side of the bungalow the garden which is south west facing has been thoughtfully landscaped and laid out by the current owner to make the most of the sunny aspect. There is an extensive terrace area which is ideal for al-fresco dining and entertaining friends and family during the warmer summer months. To the front the gravel driveway offers plenty of space for parking several vehicles as well as there being plenty of on road parking available.

## Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

## Directions

From the town centre proceed north along Northgate Street and at the roundabout proceed straight over onto Out Northgate and Fornham Road. Follow the road to the traffic lights and turn left onto Tollgate Lane. Proceed for approximately 200 yards and turn right onto Norman Road where number 16 can be found at the end of the no through road on the left-hand side.

- Beautifully presented three bedroomed bungalow
- Spacious recently fitted quality kitchen/breakfast room
- Stylish recently fitted bathroom
- Well-proportioned rear aspect sitting room leading into a conservatory
- Versatile living accommodation with bedroom three currently used as a study
- Well-maintained attractive sunny rear garden
- Good sized gravel driveway
- Internal viewing recommended to fully appreciate this lovely bungalow
- South west facing thoughtfully designed garden

## Services

Mains electricity, gas, drainage and water are connected. Heating - Gas central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

EPC Rating: D



GROUND FLOOR



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 efficiency can be given.  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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