



ST MARYS VIEW PAKENHAM

FOR SALE

- CHAIN FREE
- LIVING ROOM, DINING ROOM AND KITCHEN
- TWO BEDROOMS
- GARAGE AND DRIVEWAY
- WELL-REGARDED VILLAGE
- ENSUITE
- COUNCIL TAX BAND D
- EPC TBC



PRICE
£300,000



GD Estates are delighted to present this chain-free, two-bedroom detached bungalow located in the sought-after village of Pakenham.

The property offers well-proportioned accommodation throughout, including two bedrooms with an en-suite to the main bedroom, a spacious living area, separate kitchen and dining room, a family bathroom, and a bright conservatory.

Externally, the bungalow benefits from a private rear garden, garage, driveway, and additional outdoor storage.

This is a fantastic opportunity to acquire a well-located home with great potential in a desirable village setting.



LOCATION:

Pakenham is a picturesque and historic village nestled in the Suffolk countryside, just 10 miles east of Bury St Edmunds and 5 miles west of Stowmarket.

Pakenham offers peaceful countryside living with excellent transport links, local amenities, and a strong sense of community. Ideal for those seeking a rural lifestyle with easy access to nearby towns.

ENTRANCE HALL:

Entry is through a composite door into a spacious internal hallway, which includes an airing cupboard housing the immersion tank, a loft hatch, and a radiator.

LIVING ROOM

19' 0" x 16' 0" (5.8 (max)m x 4.9 (max)m):

A light and airy, spacious living room featuring sliding doors leading to the conservatory, two radiators, and a wooden-framed double-glazed window overlooking the rear aspect.

KITCHEN

10' 2" x 9' 10" (3.1m x 3m):

A well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets set beneath roll-edge, marble-effect worktops with complementary splashbacks. The space includes an inset stainless steel sink and a half with drainer and mixer tap, integrated electric oven and hob with extractor fan above, and provisions for a

dishwasher or washing machine, as well as space for a fridge-freezer. Additional features include a wall-mounted boiler, one radiator, a uPVC glazed door providing side access, and a uPVC window to the front aspect.

DINING ROOM

8' 10" x 8' 2" (2.7m x 2.5m):

The room features built-in cabinetry, a serving hatch through to the kitchen, one radiator, and a uPVC window to the front aspect.

BEDROOM 1

13' 9" x 9' 10" (4.2 (max)m x 3(max)m):

Double bedroom featuring one radiator and a uPVC window to the rear aspect. Access to:

ENSUITE:

Three-piece suite, including a tiled shower cubicle with electric shower, a low-level WC, and a wall-mounted wash hand basin. Additional features include an electric fan heater and an obscure double-glazed window to the rear aspect.

BEDROOM 2

9' 10" x 7' 2" (3 (max)m x 2.2 (max)m):

The room includes built-in wardrobes, one radiator, and a uPVC window to the side aspect, offering natural light and practical storage.



BATHROOM

6' 2" x 6' 2" (1.9m x 1.9m):

The bathroom features a three-piece suite comprising a panelled bath with screen and electric shower over, a pedestal wash hand basin, and a low-level WC. Additional features include an electric fan heater, one radiator, and an obscure uPVC window to the front aspect, allowing for natural light and privacy.

CONSERVATORY

21' 7" x 9' 2" (6.6m x 2.8m):

A bright and spacious triple-aspect uPVC conservatory, complete with power and heating, offering a versatile space for year-round use. A uPVC door provides direct access to the rear garden.

EXTERNALLY:

To the front, the property offers a lawn area with a pathway leading to the front door, a driveway providing off-road parking, and access to a single garage with an electric door, power, and lighting.

To the rear, you'll find a fully enclosed garden, mainly laid to lawn with mature borders, a large storage unit, an oil tank, rear access to the garage, and gated side access to the front of the property.

SERVICES:

The property is on mains water and electricity. Oil Fired central heating.

TENURE:

The property is FREEHOLD, chain free and will be sold with vacant possession.



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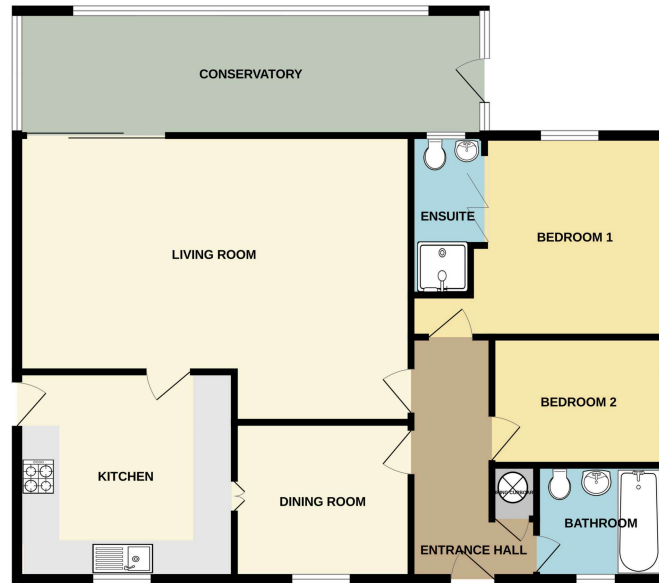


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GROUND FLOOR



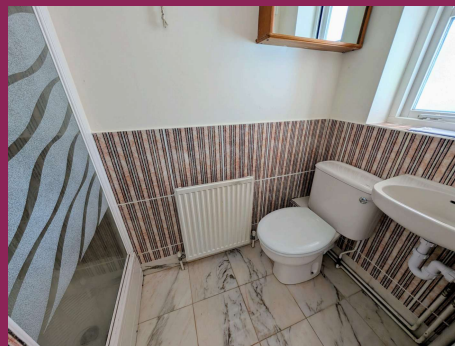
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