



## **CADOGAN ROAD BURY ST EDMUNDS, IP33 3QR**

### **F O R S A L E**

- DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- REDECORATED THROUGHOUT
- CHAIN FREE
- GENEROUS GARDEN
- WEST SIDE OF TOWN
- GARAGE
- LARGE DRIVEWAY
- EPC D
- COUNCIL TAX BAND D



**PRICE**  
**£425,000**



GD Estates are delighted to present this well-maintained, previously extended three-bedroom detached bungalow, ideally located on the sought-after western side of Bury St Edmunds.

Offered to the market chain-free, the property features spacious internal accommodation including three double bedrooms, with an en-suite to the main bedroom, a generous living room, kitchen, dining room, and a family bathroom.

Externally, the home benefits from a large driveway, garage, and a generous rear garden, providing ample outdoor space.





## LOCATION:

Cadogan Road is located on the sought-after western side of Bury St Edmunds, just a short distance from the town centre and within walking distance of a variety of local amenities.

Bury St Edmunds offers a rich blend of educational, recreational, and cultural attractions, including the Arc Shopping Centre, the historic Theatre Royal, and Abbey Gardens.

The town benefits from excellent transport links, with a train station providing direct services to London Liverpool Street. The property also enjoys easy access to the A14, offering convenient routes to Ipswich, Cambridge, and London via the M11.

## PORCH

The property is entered via a wooden front door into the porch, which leads through to the internal hallway, providing access to the main accommodation.

## INTERNAL HALLWAY

A spacious internal hallway featuring an airing cupboard housing the hot water tank, a loft hatch for additional storage access, and a radiator.

## LIVING ROOM

21' 4" x 15' (6.5m x 4.57m)

Light and airy living room featuring sliding uPVC doors opening onto the rear garden, an electric fire, two radiators, air conditioning unit and two uPVC windows to the side, allowing for plenty of natural light.

## DINING ROOM

13' 2 (max)" x 12' (4.01m x 3.66m):

Featuring a uPVC bay window allowing for plenty of natural light, one radiator and access to;

## KITCHEN

11' 6 (max)" x 9' 5" (3.51m x 2.87m):

Well-equipped kitchen featuring a range of wall-mounted and under-counter cabinets set beneath roll-edge granite-effect worktops with complementary tiled splashbacks. Includes an inset stainless steel sink with drainer and mixer tap, extractor fan with space for an oven, and designated space and plumbing for a dishwasher, washing machine, and fridge-freezer. Additional features include one radiator, a stable door to the side, and a uPVC window to front aspect.

## BEDROOM 1

21' 5" x 9' 9" (6.53m x 2.97m):

Generous main bedroom featuring a uPVC door providing direct access to the rear garden, an air conditioning unit for added comfort, one radiator, and access to;

## ENSUITE:

Modern en-suite featuring a stylish three-piece suite comprising a double walk-in shower with mains-fed shower, low-level WC, and a wall-mounted wash hand basin with storage beneath. Additional features include a heated towel rail and an obscure uPVC window to the rear aspect.



## BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m):

Second double bedroom featuring uPVC window to front aspect and one radiator.

## BEDROOM 3

17' 2" x 6' 8" (5.23m x 2.03m)

Third double bedroom with upVC window to rear aspect and one radiator.

## FAMILY BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m):

Featuring a stylish three-piece suite comprising a corner bath with shower screen and mains-fed shower over, low-level WC, and a wall-mounted wash hand basin with storage beneath. Additional features include a heated towel rail.

## EXTERNALLY:

Externally, to the rear, the property boasts a generous garden with an attractive lawn, mature borders, and a spacious, well-designed raised decking area. Additional features include a pond, rear access to the single garage (complete with power and lighting), and side access to the front of the property.

To the front, there is a large tarmacked driveway providing parking for multiple vehicles.

## SERVICES:

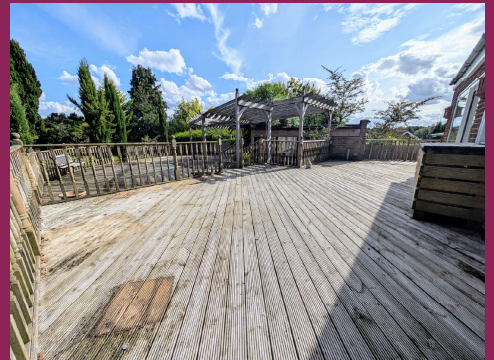
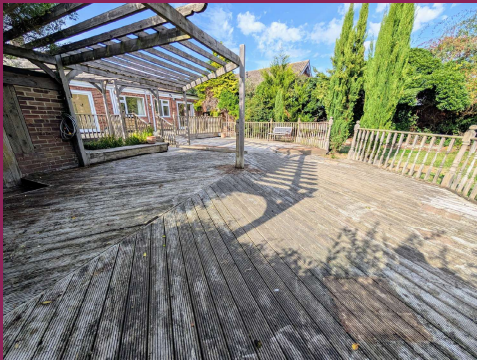
The property offers mains gas, water and electric. Gas fired central heating.

## TENURE:

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







01284 750891

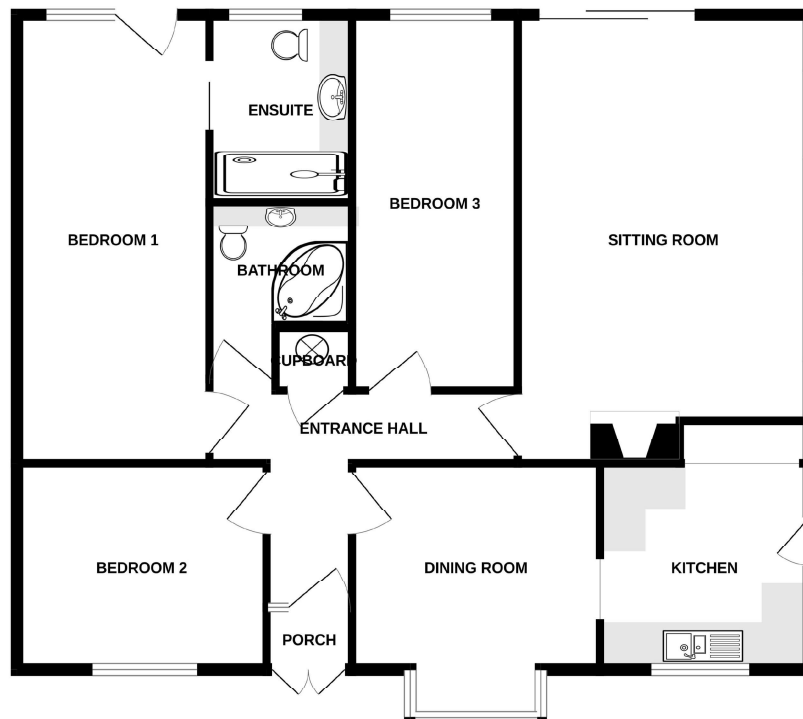


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14, The Traverse, Bury St Edmunds, IP33 1BJ

GROUND FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



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