





In a prestigious location close to Bury St Edmunds this individual bungalow stands in about half an acre enjoying privacy and seclusion. Although in need of updating the property presents a unique opportunity to remodel and extend (subject to the appropriate planning permissions being obtained). Set back from the road with a deep driveway the property offers spacious accommodation to include a sitting room leading to the sunroom with garden views. A well proportioned dining room and generous size kitchen along with a cloakroom. Three good size bedrooms served by a family bathroom and a convenient cloakroom. Viewing is recommended to fully appreciate this chain free home.

Entrance Hall

7' 9" x 3' 1" (2.35m x 0.95m)

Welcoming entrance with main entrance door and side glass side panels. Radiator

Cloakroom

5' 1" x 3' 7" (1.55m x 1.09m)

WC, pedestal wash basin. Window to front. Electric radiator

Dining Room

13' 3" x 11' 7" (4.05m x 3.54m)

Well proportioned room with windows offering plenty of natural light. Tiled open fireplace. Serving hatch. Radiator.

Sitting Room

16' 7" x 13' 0" (5.06m x 3.96m)

Nicely proportioned room with tiled open fireplace. Delightful views of the garden and twin doors lead to the sun room. Radiator. Wall lights.

Sunroom

27' 3" x 8' 0" (8.30m x 2.44m)

With views across the gardens and French doors provide access to the terrace seating area. Polycarbonate roof.

Kitchen

15' 1" x 10' 3" (4.59m x 3.13m)

A well proportioned room with high ceilings fitted with wall units and base cupboards. Work surfaces and Inset sink and double drainer. Space for appliances. Floor to ceiling storage cupboard. Window to side. Airing cupboard. Oil boiler and radiator. Door to pantry.

Pantry

6' 7" x 2' 10" (2.01m x 0.87m)

Shelving and good space for storage. Door to sunroom.

Inner Hall

15' 4" x 3' 5" (4.68m x 1.03m)

Airing cupboard and French doors to sunroom. Radiator

Bedroom 1

12' 4" x 11' 11" (3.76m x 3.63m)

Spacious double room with double fitted wardrobes and cupboards. Views to front. Radiator.

Bedroom 2

11' 11" x 11' 1" (3.63m x 3.37m)

Good size double room with fitted cupboards. Front garden views. Radiator.

Bedroom 3

11' 5" x 9' 11" (3.49m x 3.01m)

Double room with fitted wardrobes and cupboards. Garden views. Radiator.

Bathroom

9' 7" x 8' 1" (2.92m x 2.47m)

Suite with WC, pedestal wash basin and part sunken bath. Bidet. Separate tiled shower cubicle. Windows and radiator.

Outside

Grounds

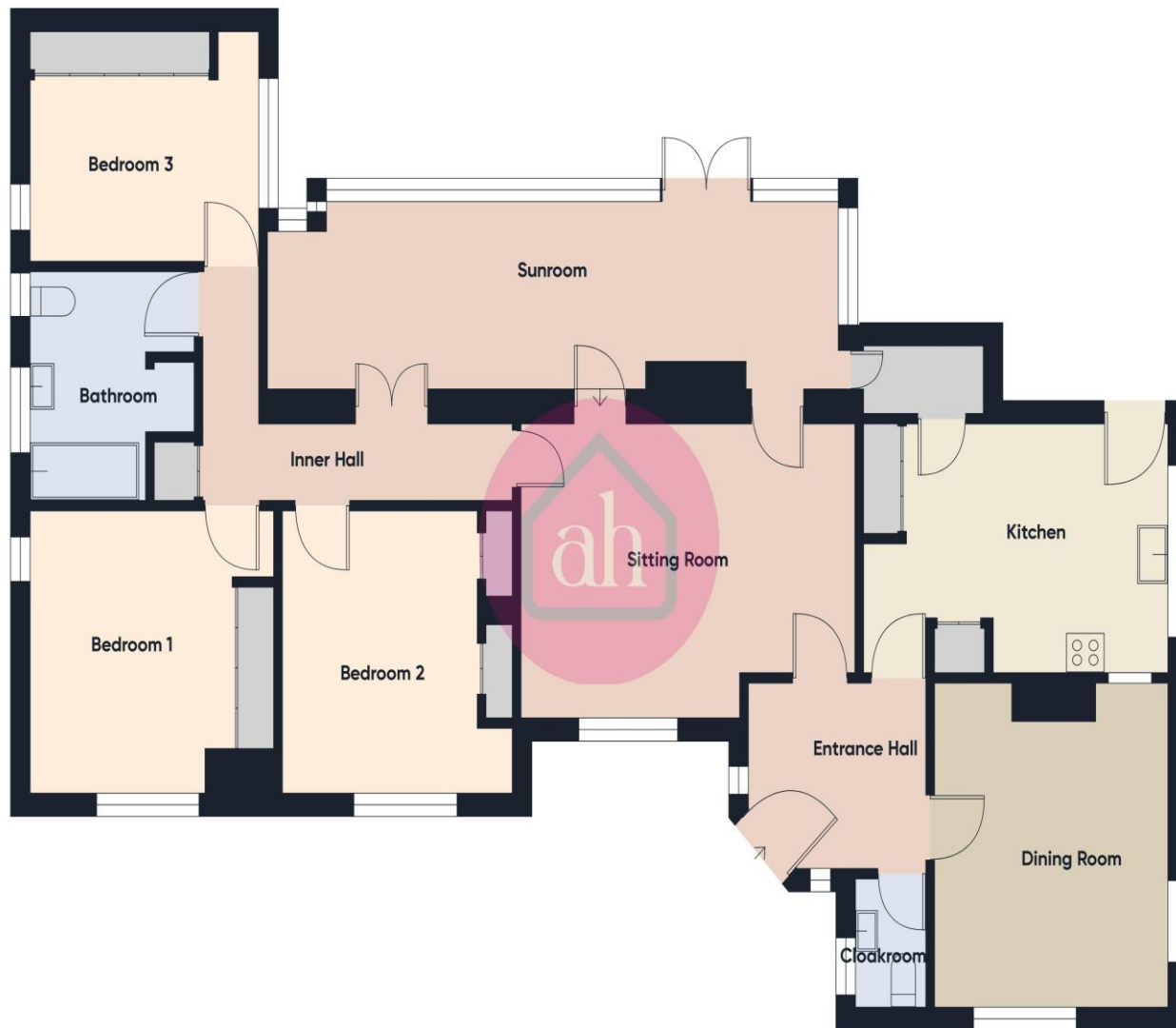
The property is set back from the road approached via a deep driveway with ample parking and turning area which in turn leads to the detached garage. Boardered by mature hedging with lawns and mature trees. Access to both sides of the property.

Rear Garden

The large mature garden is bound to impress with extensive lawns and an abundance of mature trees and shrubs. Adjoining the property is an attractive paved seating area enjoying the view. Being South East facing the gardens are very private and offer plenty of seclusion.

Garage

Detached garage with up and over door and power connected.



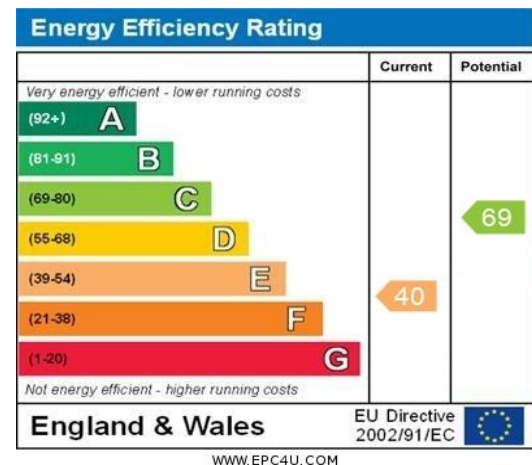
Approximate total area⁽¹⁾
1343.45 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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