

# allhomes



Abbot Road, Bury St. Edmunds, Suffolk, IP33 3UW

£375,000 Freehold





Located on the favoured west side of town this very well presented detached bungalow has 3 good size bedrooms and a modern shower room. The stylish and well designed kitchen leads into the dining room and the sitting room benefits from plenty of light. In addition there is a useful cloakroom. Set back from the road with plenty of parking and access to the well maintained generous size garden. Rarely do properties become available in this location so an internal viewing is highly recommended.



### Entrance Hall

11' 11" x 3' 11" (3.63m x 1.19m)

Welcoming entrance hall opening to an inner hall. Front door and radiator.

### Cloakroom

6' 7" x 2' 9" (2.01m x 0.83m)

WC and vanity wash basin unit surrounded by feature tiles . Window to side. Heated towel rail.

### Kitchen

11' 0" x 8' 9" (3.35m x 2.66m)

Modern well designed shaker style kitchen with wall and base cupboard and drawer units and worktops over. Inset sink and drainer. Integrated fridge freezer, induction hob with oven and extractor hood over. Space for washing machine. Storage cupboard, plinth heater. Window and door to side.

### Sitting Room

14' 5" x 12' 6" (4.39m x 3.82m)

Well-proportioned room with double doors seamlessly opening to the dining room making it an open plan entertaining space. Inset electric fire with modern surround. Window to front enjoying lots of natural light. Storage cupboard and radiator

### Dining Room

10' 0" x 7' 11" (3.06m x 2.42m)

Good size room with doors to sitting room and kitchen. Window to front and radiator.

### Study

12' 1" x 9' 7" (3.69m x 2.91m)

Good size room with French doors opening to the terrace seating area and views over the garden. Radiator.

### Bedroom 1

13' 8" x 11' 11" (4.16m x 3.64m)

Spacious double room with fitted wardrobes. Window to rear and radiator.

### Bedroom 2

10' 8" x 9' 2" (3.24m x 2.79m)

Good size room, window to rear. Radiator

### Shower Room

6' 6" x 5' 3" (1.99m x 1.61m)

Stylish suite with WC, vanity wash basin. Separate corner shower cubicle with waterfall shower over and feature tiles. Window to side and heated towel rail.

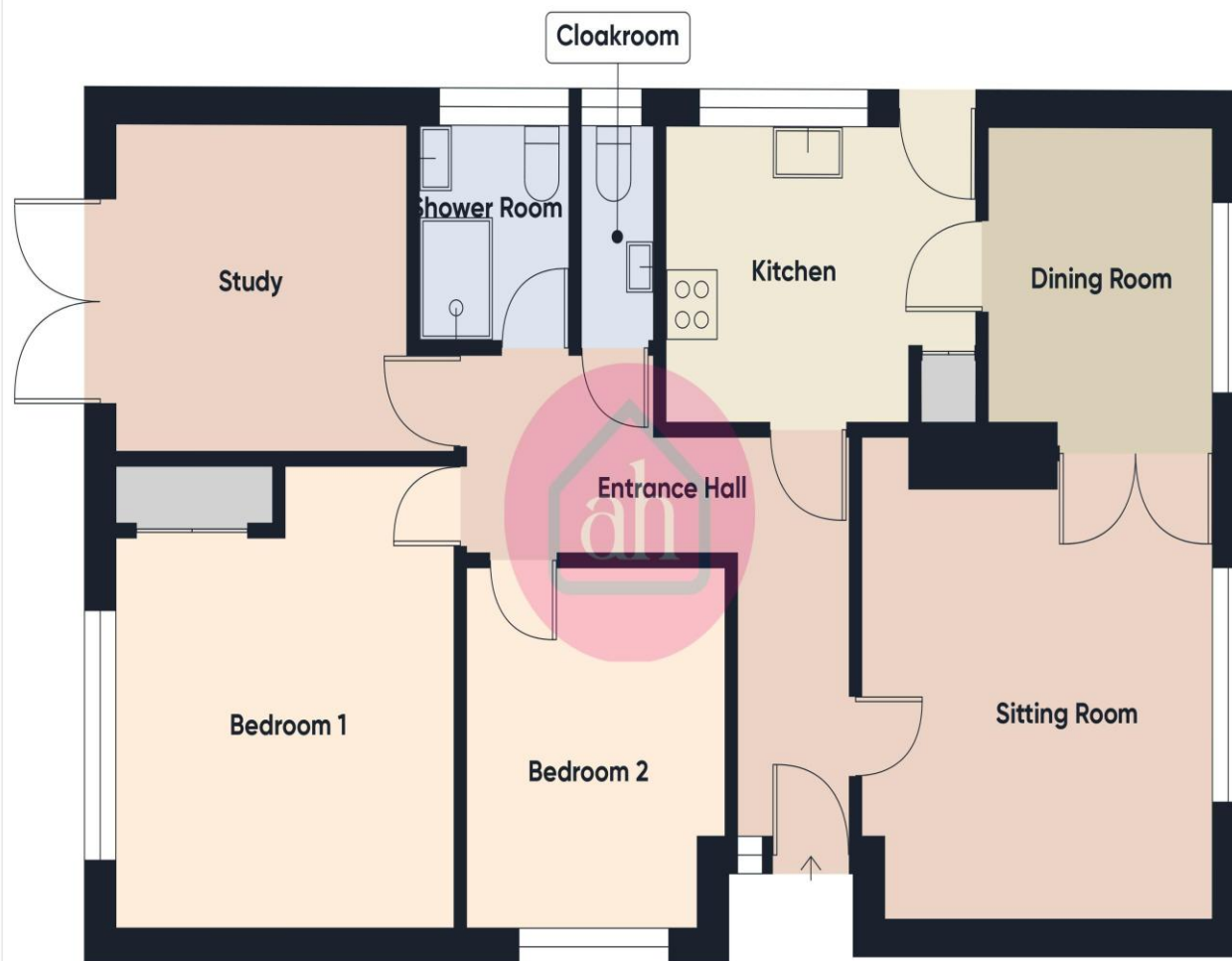
### Outside

#### Front Garden

Enclosed blocked paved driveway offering ample off-road parking. Shingle stone area. and gate access to rear garden.

#### Rear Garden

Generous size enclosed private garden with a paved terrace area for entertaining. A paved path leading up to the lawn area surrounded by established raised shrub and hedge stone borders leading to a second patio area. Shed for storage



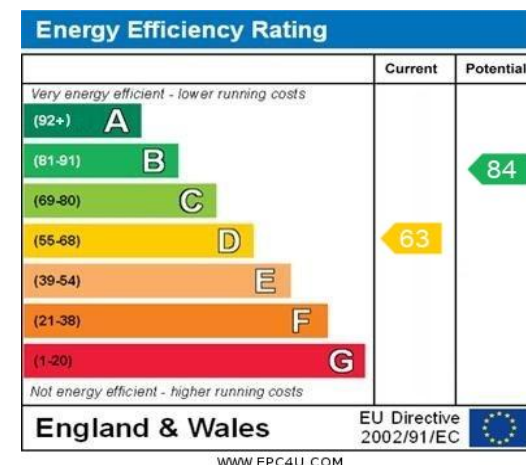
Approximate total area<sup>(1)</sup>  
862.09 ft<sup>2</sup>

(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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