





Situated on the desirable west side of Bury St Edmunds, this attractive two-bedroom detached bungalow offers comfortable and well-planned living. The stylish kitchen/dining room is ideal for everyday living and entertaining, complemented by a light and welcoming sitting room. Two generous bedrooms and a modern bathroom complete the interior. Outside, the property enjoys well-maintained front and rear gardens, a private driveway, and a garage, making this an ideal home for those seeking relaxed, single-storey living in a sought-after location.

Entrance Hall

17' 2" x 3' 1" (5.23m x 0.94m)

Storage cupboard and window to side.
Radiator.

Inner Hall

Storage cupboard

Sitting Room

16' 1" x 10' 10" (4.9m x 3.3m)

Spacious room with French door leading to the rear garden. Sliding doors opening to the kitchen and breakfast area. Radiator

Kitchen/Breakfast Room

15' 9" x 7' 10" (4.8m x 2.4m)

Modern shaker style kitchen with wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Electric oven, hob and extractor fan over. Integrated fridge and washing machine. Window to side and rear.
Radiator

Bedroom 1

11' 6" x 10' 2" (3.5m x 3.1m)

Double room with window to front. Radiator

Bedroom 2

8' 6" x 8' 6" (2.6m x 2.6m)

Window to front. Radiator

Bathroom

5' 7" x 5' 3" (1.7m x 1.6m)

WC and pedestal wash basin. Bath with shower head over. Window to side and radiator

Outside

Front Garden

Set back from the road with a block paved driveway offering ample off street parking. Pathway wraps around the front of the bungalow with side access to the rear. Laid to a well kept lawn with established hedge, shrub beds. Bordering the pathways are additional shrub and flower beds.

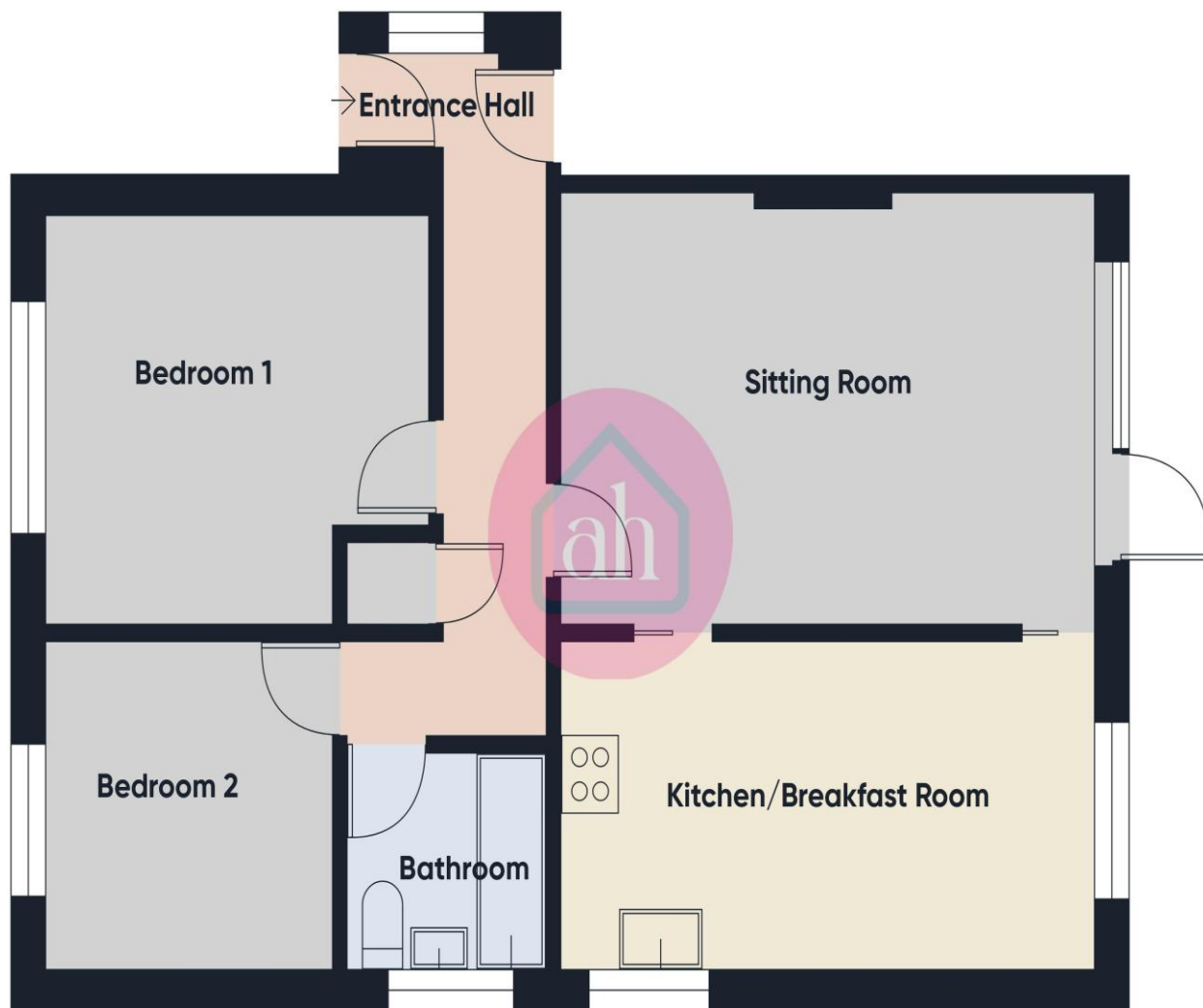
Rear Garden

A patio seating area surrounded by established flower and shrub beds offering privacy and seclusion. Laid mainly to lawn with shrub and flower beds bordering the pathways. Gated side access to front

Garage

23' 7" x 7' 10" (7.2m x 2.4m)

Up and over door with side personal door. Power connected and light. Work benches and cupboards. Window to rear



Approximate total area⁽¹⁾
608 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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