



52 YORK ROAD

BURY ST. EDMUNDS, IP33 3EQ

£600,000
FREEHOLD

This unique detached bungalow and located on the sought-after west side of town, offers incredible potential. Positioned on a generous quarter-acre corner plot, the property features a spacious private garden, ample parking, and the added advantage of a modern detached one-bedroom annexe.

Retaining many original features, including high ceilings, this once-impressive home would benefit from updating and also offers the potential to extend into the loft space, subject to the necessary planning permissions. The main bungalow comprises three bedrooms, a large sitting room, a dining room, a kitchen, and a spacious garden room. Additionally, there is a family bathroom and a convenient cloakroom.

The private gardens further enhance the appeal of this home, featuring both a studio and a summerhouse.

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- Established Detached Bungalow With Seperate Annexe
- Built Around 1930's
- Located On The Highly Desirable West Side Of Town
- 3/4 Spacious Bedrooms
- Gas Fired Central Heating
- Large Private Gardens Surrounding The Property - About Quarter Of An Acre
- Driveway And Parking - Room To Create Futher Parking
- Loft Conversion Potential Subject To Planning Permissions Being Obtained
- High Ceilings And Original Features
- Modern One Bedroom Annexe With Shower Room
- Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Original front door.

Entrance Hall

Large entrance hallway with original front door. Oak flooring and feature pitcure rail and exposed beam. Access to loft space.

Cloakroom

WC and wash basin

Sitting Room

Well proportioned room with dual aspect corner windows. French doors lead to the garden. Brick fireplace exposed beam, wall lights and radiators.

Kitchen/Breakfast Room

Matching wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Gas hob with extractor fan over and electric oven. Space washing machine, dishwasher and full fridge freezer. Windows to the front and door to side. Gas boiler and radiator.

Dining Room

Generous room size leading to the garden room. Hatch to kitchen and exposed beam. Window to side and radiator.

Garden Room

Ample room size with tiled flooring and radiator. Twin set of french doors opening to the garden.

Bedroom 1

Impressive size main bedroom with lots of natural light. Mirror fitted wardrobes. Views of the garden. Radiator

Bedroom 2

Double room with window to rear. Radiator

Bedroom 3

Double room with window and radiator.

Bathroom

WC and wash basin. Bath with handheld shower over. Window and airing cupboard.

Annexe

Kitchen/Sitting Room

Modern shaker style kitchen with matching wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Electric hob, oven and extractor hood over. Space for washing machine. Built in breakfast bar opening to a good size sitting room with feature fireplace and inset fire. Door to side access and radiator. Open to

Dining Area

French doors leading to the enclosed garden.

Bedroom

Double bedroom with window to rear and radiator.

Shower Room

Vanity unit with WC and wash basin. Separate tiled shower cubicle with shower head over. Heated towel rail and window to front.

Loft Space

Potential to create more accommodation (subject to planning permissions being obtained)

Outside

Front Garden

Hard standing driveway for parking with room to create further parking if desired.

The garden is behind a brick wall and picket fence being designed for low maintenance.

Rear Garden

Sitting in about a quarter of an acre the gardens wrap around the bungalow and have been designed for low maintenance which is enclosed by fencing and offers privacy and seclusion. There is a large patio seating area and summer house along with a detached studio timber outbuilding.

Detached Studio

With adjoining store

Store

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area¹
2096.48 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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