





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.



# 52 YORK ROAD

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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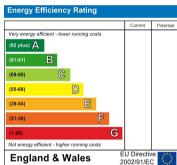












# EPC Rating: Council Tax Band: E

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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