30a Barons Road, Bury St. Edmunds

Guide Price £449,995

THE M&G PARTNERSHIP

30a Barons Road

Bury St. Edmunds

- Spacious and well appointed detached bungalow
- Occupying a much sought after location
- Close to local shops, the Hospital and Hardwick Heath
- Hall, dual aspect sitting room, fitted kitchen, utility room
- 3 Double bedrooms, bathroom, shower room
- Single garage, extensive parking, enclosed gardens
- Gas central heating, uPVC sealed unit glazing
- NO ONWARD CHAIN

This attractively presented detached bungalow occupies an extremely desirable location, around 1.5 miles away from the town centre. It is also close to local shops, is on a regular bus route and is within easy reach of the Hospital and Hardwick Heath.

Offered for sale CHAIN FREE, the property has been particularly well maintained and benefits from gas-fired central heating and uPVC sealed-unit glazing. Deceptively spacious, the accommodation includes a dual-aspect sitting room, a well-proportioned kitchen/breakfast room and, 3 double bedrooms. There is a utility room, shower room and bathroom.

Outside, a block-paved driveway provides extensive parking and leads to a good-sized garage with light and power, while the private rear gardens offer an excellent degree of seclusion.

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Entrance Hall
A spacious hallway giving access to all rooms and having plenty of built-in storage

Living Room
16' 11" x 13' 9" (5.16m x 4.19m)
A well proportioned reception room with a dual aspect providing lots of natural light. There is a gas feature fireplace and patio doors leading out to the gardens.

Kitchen/Breakfast Room
10' 8" x 10' 10" (3.25m x 3.29m)
Another spacious dual aspect room with bay window to front aspect, fitted with a range of cupboards and worktop surfaces, ample appliance space.

Utility
With plenty of appliance space, plumbing for washing machine, wall mounted gas boiler and a door to the outside.

Bedroom 1
11' 10" x 10' 1" (3.60m x 3.07m)
A very comfortable double room with built-in wardrobes

Bedroom 2
10' 10" x 9' 10" (3.29m x 3.00m)
Another double bedroom, with a window to the side of the bungalow.

Bedroom 3
9' 4" x 8' 10" (2.85m x 2.70m)
A lovely double bedroom with a fitted wardrobe and box bay window overlooking the rear gardens.

Shower Room
White suite with toilet, wash hand basin and enclosed shower cubicle.

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Bathroom
A modern bathroom with toilet, wash hand basin with cupboard under and panel enclosed bath.

Garage
19' 11" x 8' 3" (6.06m x 2.52m)
A large single garage with light and power connected and side courtesy door.

Outside
The gardens to the front of the bungalow have been mostly hard landscaped for ease of maintenance and include a long block paved driveway providing parking for a number of cars and giving access to the single garage.

A side access leads to the enclosed rear gardens which enjoy a sunny aspect and afford a good degree of privacy and seclusion. Laid mainly to lawn with an upper and lower terrace with a useful garden shed. With the very dry weather we have been having, the lawns are looking very dry and brown, but no doubt they will soon bounce back!

Agents Notes
All main services are connected. Broadband: Ofcom states Ultrafast is available Mobile: Ofcom states all providers are likely
Energy Performance Rating- D

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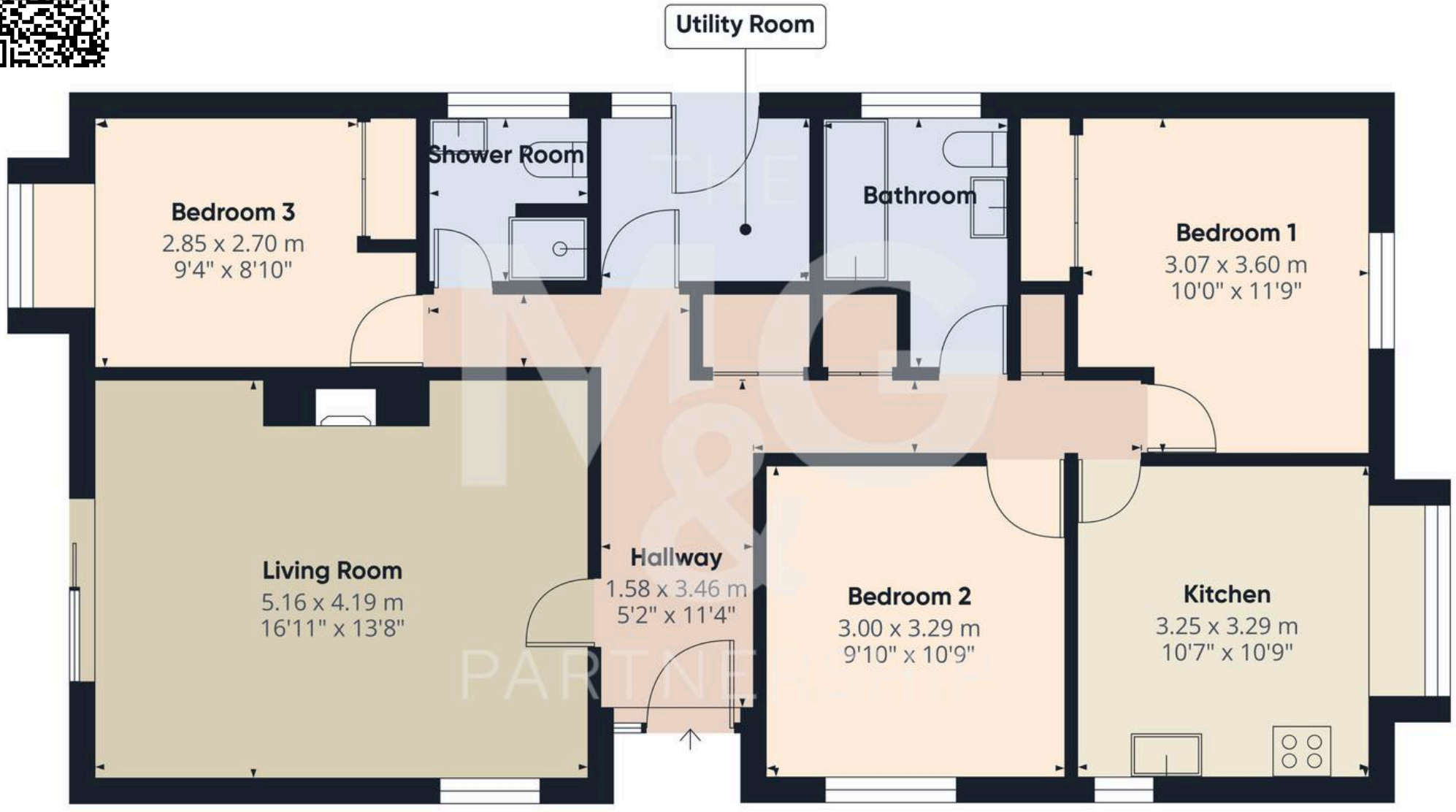

Floor 0 Building 1

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