86 Queens Road, Bury St. Edmunds

Guide Price £600,000

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86 Queens Road

Bury St. Edmunds

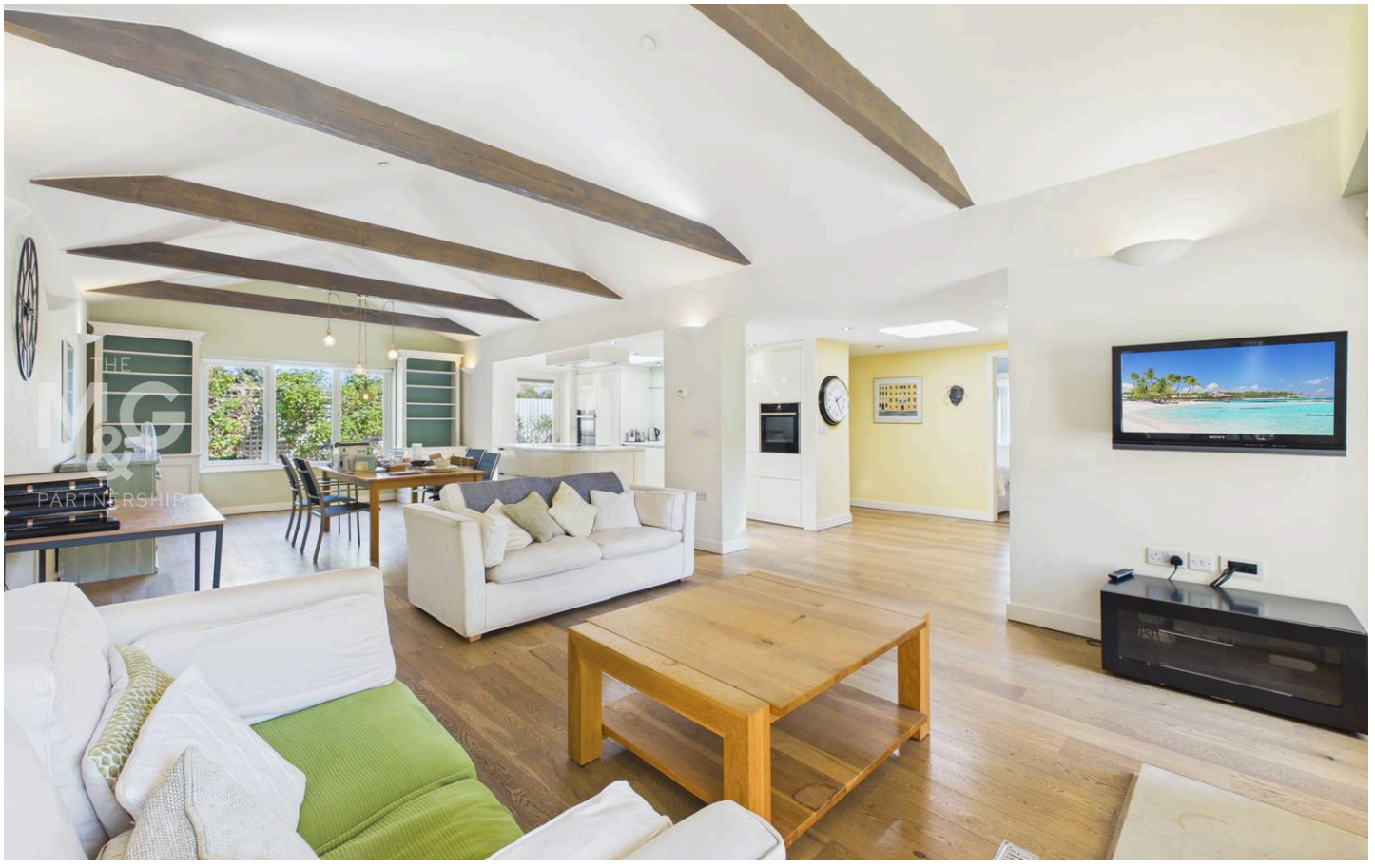
- Spacious individually designed detached bungalow
- Occupying a private setting close to the town centre
- Oak flooring, vaulted ceilings, underfloor heating
- Open plan living room/dining room kitchen area
- 3 Double bedrooms each with an en-suite facility
- Double garage, parking, enclosed private gardens
- NO UPWARD CHAIN - Early viewing essential

Property Description

A deceptively spacious and highly individual architect designed detached bungalow, offering an impressive level of beautifully arranged accommodation.

The property occupies an extremely private yet highly convenient setting, within a short walk of the town centre. Understood to have been built in 2006 with energy efficiency in mind, the property enjoys underfloor heating, double glazing, polished oak flooring, impressive vaulted ceilings and a light, airy feel throughout.

At the heart of the home is the stunning open-plan sitting/dining room, complete with fireplace, skylight and doors outside, flowing into a well-equipped kitchen with utility/laundry room. There are three generous double bedrooms, each with its own en suite bath or shower room. Outside, a shared private driveway leads to off-road parking and adjoining double garaging with electric door, with secluded gardens to the front, side and rear. This unique CHAIN FREE home is really something rather special and deserves an early internal inspection.



Reception Hall
The entrance hall gives you the first glimpse of this stunning home, with built in storage and an inner hallway with a stylish cloakroom off

Cloakroom
A contemporary white suite with full tiling to walls

Living Room / Dining Room/ Kitchen
32' 2" x 21' 3" (9.81m x 6.48m)
A very generously proportioned room with a vaulted ceiling and an oak floor. This dual aspect room provides the perfect area to entertain and relax and includes a feature fireplace and ample room for a large dining table. The bespoke kitchen and been exceptionally well designed and includes and extensive range of quartz worktops, built-in cupboards and integrated appliances.

Utility
A very useful walk-in utility cupboard with ample appliance space.

Bedroom 1
13' 8" x 11' 5" (4.17m x 3.47m)
A very spacious room with lots of wardrobe storage and a smart en-suite shower room. Views over the rear garden.

En-Suite Shower
A smart shower room, adapted for disabled use

Bedroom 2
15' 7" x 9' 11" (4.74m x 3.01m)
Another large double bedroom with a vaulted ceiling and wardrobe space

En Suite 2
A useful en-suite for bedroom 2/ guest bedroom

Bedroom 3
15' 8" x 9' 9" (4.77m x 2.98m)
Another large light filled double bedroom with storage and an en

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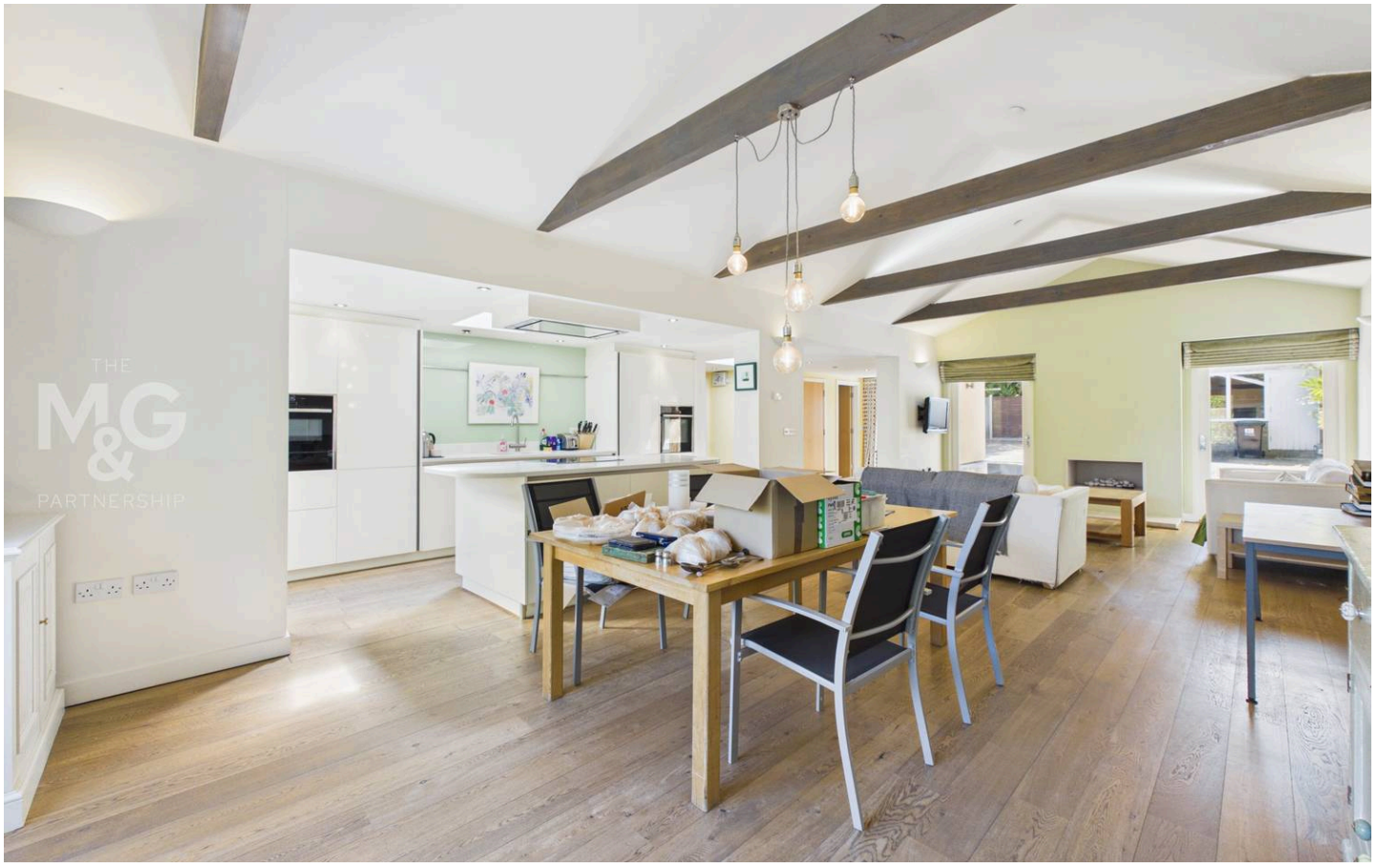
17' 11" x 16' 4" (5.46m x 4.97m)



Bedroom 3
15' 8" x 9' 9" (4.77m x 2.98m)
Another large light filled double bedroom with storage and an en suite

En Suite 3

Double Garage
17' 11" x 16' 4" (5.46m x 4.97m)
An extra large double garage with an electrically operated door.

Outside
The property is approached down a shared private driveway. A short side drive provides additional parking at the front of the bungalow. The rear gardens are of a manageable size and afford an excellent degree of privacy and seclusion. Hard landscaped for ease of maintenance, the gardens are planted with a wide variety of mature shrubs and trees.

Agents Note
Council Tax - E - West Suffolk Underfloor heating, all services are connected with an additional pump for drainage Energy Performance Rating - C Broadband - Ofcom states Ultrafast is available Mobile Network - Ofcom states all providers are likely.

Anti-Money Laundering (AML) Checks

If your offer on this property is accepted, we are legally required to carry out identity verification checks on all purchasers as part of our Anti-Money Laundering obligations.

These checks are completed digitally, making the process quick and straightforward. A fee of £30 per purchaser is payable to cover the cost of these checks.

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Approximate total area(1)

170.3 m²

1832 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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