



THE  
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PARTNERSHIP

30a Barons Road, Bury St. Edmunds

Guide Price £475,000

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# 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!

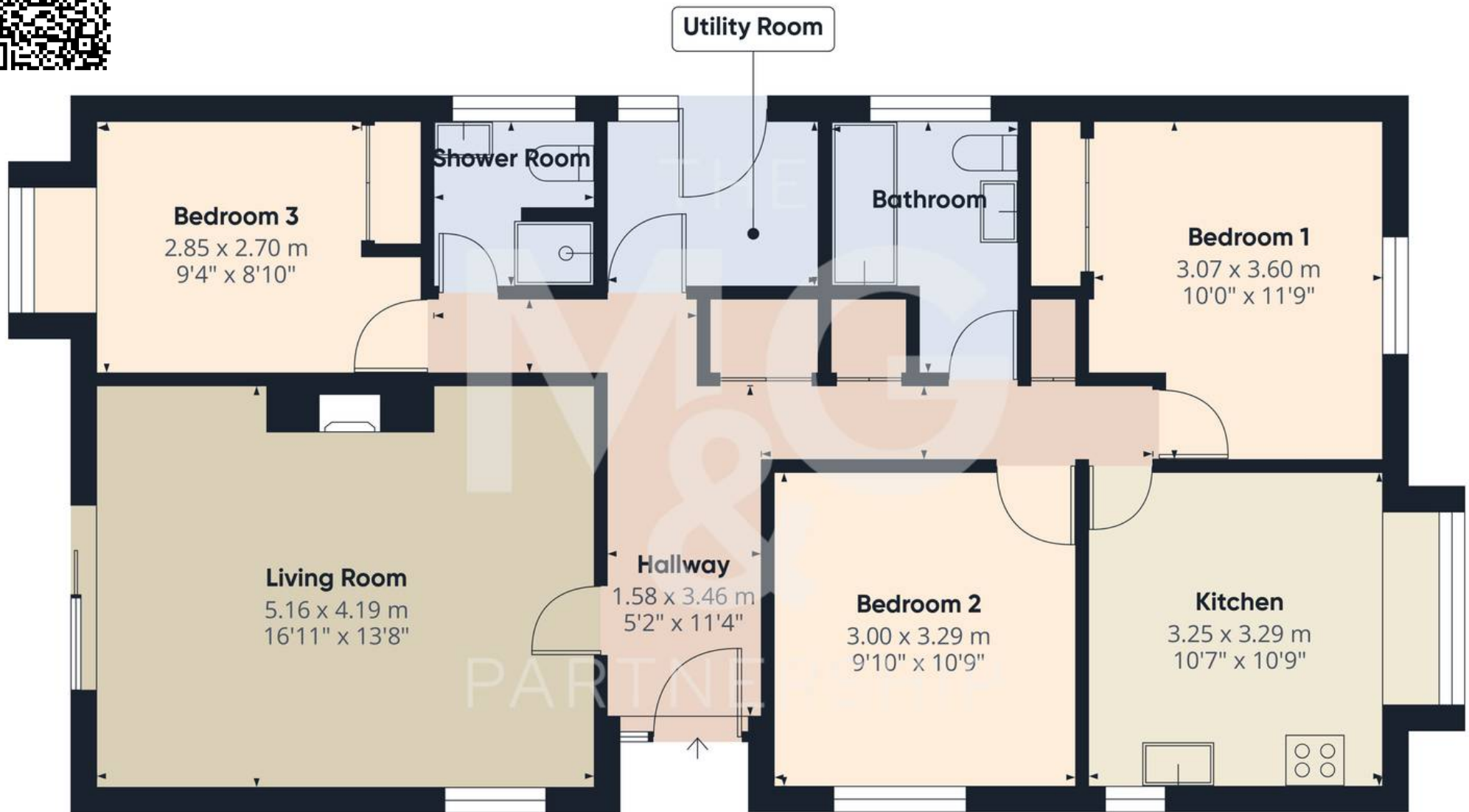
### Agents Notes

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



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Floor 0 Building 1



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