

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

The Bungalow The Street, Norton,  
Bury St. Edmunds, IP31 3NA

Guide Price  
£325,000

## Detached Bungalow In Established Plot, With Scope To Extend

Welcome to The Bungalow, a quaint, two-bedroom detached property, situated within a well positioned plot, measuring approximately 0.18 acres (STMS).

Norton is a popular and well-served village offering a wide range of amenities, including a highly regarded primary school, a pub/restaurant, village garage with mini-market, church, and an active community centre with sports facilities and playgroup.

The village is well connected, located approximately 9.5 miles east of Bury St Edmunds and around 8 miles northwest of Stowmarket, which provides a mainline rail link to London Liverpool Street.

The balance between rural living and convenience of commuting, is what continues to make Norton a popular village to reside.

Upon arrival you are greeted by a substantial driveway to the side of the property, suitable for multiple vehicles. The front garden is mostly laid to lawn, with a path leading to the front door.

- Established Plot With Scope To Extend
- Quaint, Two-Bedroom Detached Bungalow
- Popular Village Setting
- Scope For Improvement
- Sizeable Driveway For Numerous Vehicles
- Two Double Bedrooms
- Separate Cloakroom & Bathroom
- Viewing Highly Recommended



The property comprises:

Front access leads into the spacious hallway, with the dual-aspect lounge found to the left. Overlooking the front garden and driveway, this room is bathed in natural light.

Adjacent, you will find bedroom two, a well-proportioned double bedroom overlooking the front of the property.

The bathroom suite is complete with a basin and bath with shower over, whilst the separate cloakroom can be found opposite, supporting a wc, basin and airing cupboard for additional storage.

Bedroom one is a generous double room and overlooks the rear of the property, allowing you to enjoy views of the garden.

Completing the interior you will find the kitchen, fitted with low and eye-level storage. Space and plumbing facilities are available for freestanding appliances as well as a small dining table. Access to the driveway and rear garden can also be found.

Outside:

The property sits well within an established plot, circa. 0.18 of an acre (STMS) with a large outbuilding to the side. The grounds are mostly laid to lawn, whilst supporting mature shrubbery and two fruit trees.

Due to the size and position of the property, it certainly holds tremendous scope to be extended. (Subject to planning permission)

Agent Notes:

EPC - Awaiting

Council Tax - C (Mid-Suffolk)

Electric heating

Double glazed throughout

Mains water and drainage

What3Words: ///heightens.widest.muddle

Broadband: Superfast available (Ofcom)

Mobile Coverage: All major networks are likely available outdoors



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