

71 Bury Road - Asking Price £600,000

Icklingham Bury St. Edmunds IP28 6PW

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £600,000

The Property

Situated on Bury Road in the popular village of Icklingham, this spacious detached bungalow, extending to approximately **2,088 sq. ft. inclusive of garage space**, offers generous and versatile accommodation, ideal for families or buyers seeking a peaceful village setting within reach of Bury St Edmunds and Mildenhall.

The property is arranged around a welcoming entrance hall and includes a well-proportioned sitting room with stone fireplace, front aspect window and doors to the side. A separate dining room opens to the garden via patio doors, providing a pleasant space for everyday living and entertaining.

The kitchen is fitted with a range of wall and base units, work surfaces, tiled splashbacks, stainless steel sink and drainer, integrated fridge freezer, electric cooker with hood, and space and plumbing for a washing machine. The property also benefits from a newly installed oil tank and heating system.

There are four good-sized bedrooms, offering flexible space for family living, guests or home working. The accommodation is served by both a shower room and a separate bathroom.

Outside, the property offers off-road parking to the front, accessed via a newly installed electric motor gate, leading to a double garage. New fencing has also been installed, enhancing the boundary and appearance of the grounds. The front garden is mainly laid to lawn, while the rear garden features a patio area, lawn, mature planting and hedging, with open field views to the rear.

The property benefits from a generous plot of approximately **0.4 acres, subject to survey**, with no close neighbours and a substantial amount of outdoor space. This provides excellent scope to extend or alter the property to suit individual needs, subject to the necessary planning permissions.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation.

Features

- **SPACIOUS DETACHED FOUR BEDROOM BUNGALOW**
- **SOUGHT-AFTER VILLAGE LOCATION IN ICKLINGHAM**
- **GENEROUS SITTING ROOM WITH STONE FIREPLACE**
- **SEPARATE DINING ROOM WITH PATIO DOORS TO GARDEN**
- **FITTED KITCHEN WITH INTEGRATED FRIDGE FREEZER**
- **NEWLY INSTALLED OIL TANK AND HEATING SYSTEM**
- **NEW FENCING INSTALLED**
- **NEWLY INSTALLED ELECTRIC MOTOR GATE**
- **OFF-ROAD PARKING AND DOUBLE GARAGE**
- **REAR GARDEN BACKING ONTO OPEN FIELDS**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

