



15 Norman Road, Bury St. Edmunds

Guide Price £450,000

THE
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PARTNERSHIP



15 Norman Road

Bury St. Edmunds

- Immaculately presented detached bungalow
- Having been substantially extended to the rear
- Occupying an established residential setting
- Superb open plan kitchen and living space
- 3 Double bedrooms, shower room and en-suite
- Utility room. Gas central heating, uPVC glazing
- Ample parking, small garage, attractive gardens

An immaculately presented detached bungalow, occupying an established setting and offering far more accommodation than first appearances might suggest.

Substantially extended to the rear, the property features a superb open-plan kitchen, dining and living space, providing the perfect setting for entertaining and everyday living, with doors opening directly onto the garden. There are three double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish contemporary shower room and separate utility. Further benefits include gas-fired central heating, with underfloor heating in the lounge/dining room and uPVC sealed unit glazing.

Outside, the good-sized enclosed gardens enjoy a high degree of privacy, with lawn and a raised decked seating area. Properties of this standard rarely become available in the area and early viewing is strongly recommended.



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Hall

With solid oak flooring

Kitchen Area

13' 2" x 14' 5" (4.01m x 4.40m)

A beautifully fitted kitchen with a large central island with breakfast bar. Extensive range of cupboards and worktop surfaces. Further built-in cupboard. French door to garden and open plan to dining area.

Living area

19' 10" x 12' 0" (6.04m x 3.67m)

A bright and spacious triple aspect room with French doors leading out to a raised decking area. In addition to the sitting area there is ample space for a large dining table - making this whole space perfect for entertaining.

Utility

9' 7" x 5' 1" (2.92m x 1.56m)

A stylish utility room with ample appliance space and a door to the outside.

Bedroom 1

13' 5" x 11' 11" (4.09m x 3.63m)

A very comfortable double bedroom

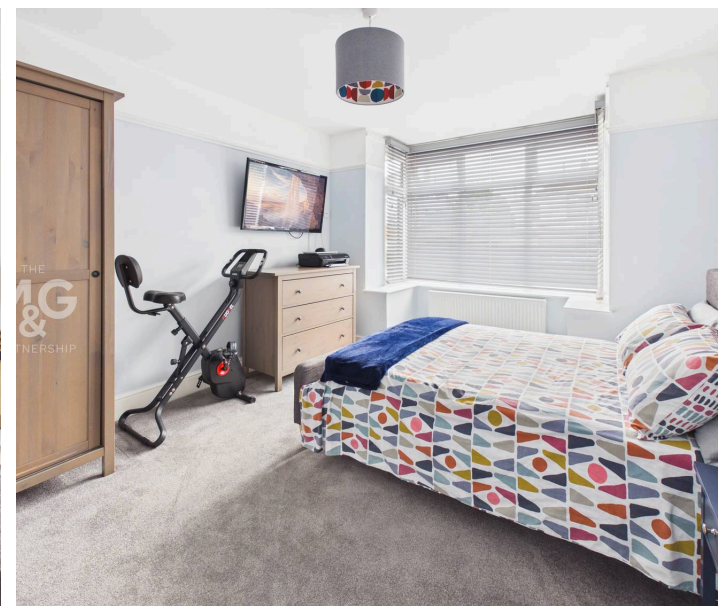
En-Suite Shower

A contemporary styled shower room.

Bedroom 2

11' 8" x 10' 11" (3.55m x 3.32m)

A spacious double bedroom with deep bay window.



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Bedroom 3

11' 8" x 10' 11" (3.55m x 3.32m)

Another comfortable double room with bay window.

Shower Room

9' 7" x 6' 3" (2.91m x 1.91m)

The bathroom has been beautifully refitted into a luxury shower room.

Gardens

To gardens to the front of the property have been mostly hard landscaped to provide additional parking. They are set behind a low wall and shrub border.

To the side of the bungalow is a small garage ideal for storage. The rear gardens are a particularly lovely feature of the property and afford a good degree of privacy and seclusion. Laid extensively to lawn the gardens include a large decked area leading off the back of the bungalow, providing the perfect place to relax or entertain.

Agents Notes:

Council Tax: Band D - West Suffolk

Services: All main serviced are connected. Gas central heating with boiler in the loft.

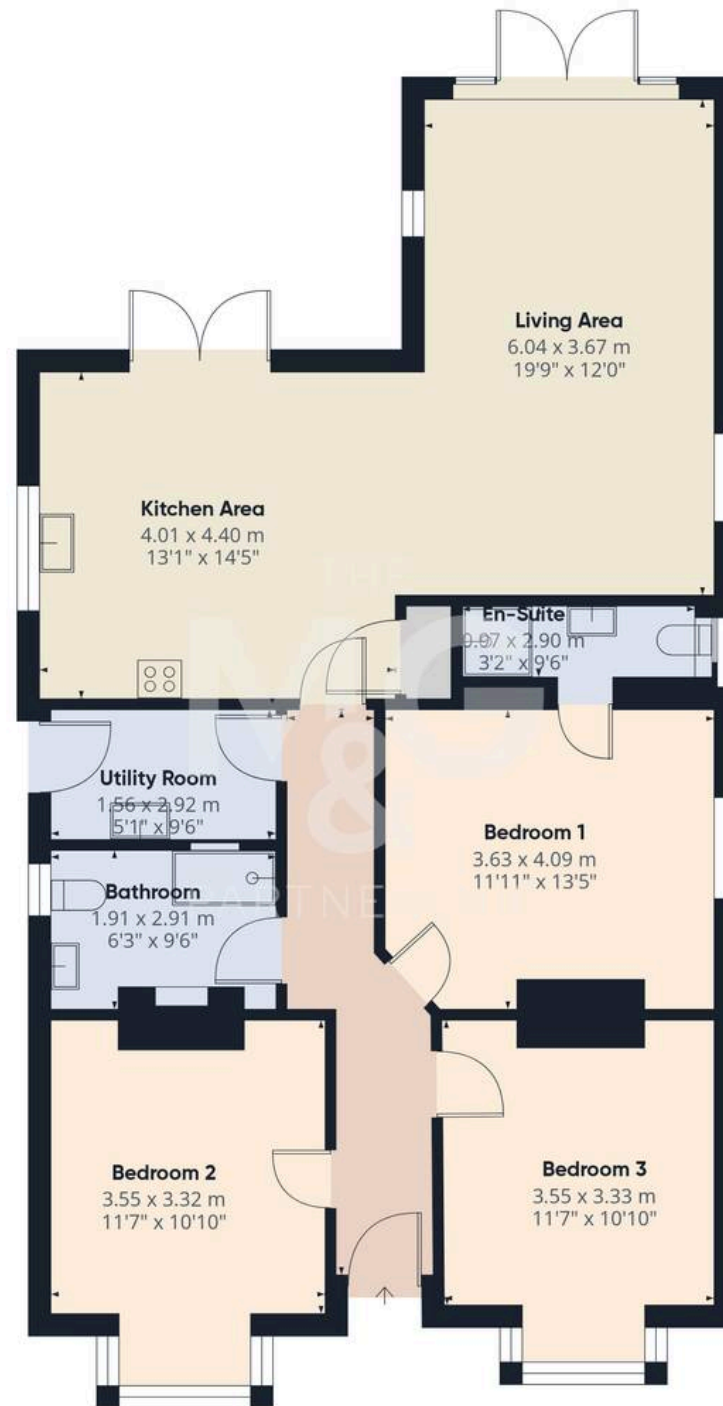
Broadband; Ofcom states Ultrafast is available. Mobile: Ofcom states all providers are available.

Energy Performance Rating: To Be Confirmed



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