



Rectory Lodge, Depden

Guide Price £650,000



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Rectory Lodge

Depden, Bury St. Edmunds

- Highly individual detached bungalow
- Set in beautifully landscaped gardens
- Superb sitting room, dining room/bed 3
- Bespoke fitted kitchen/breakfast room
- Bedroom 1 with dressing room and en suite
- Guest bedroom with en suite shower
- Extensive parking, pond, walled patio
- Around 0.75 of an acre private grounds

A stunning and beautifully presented detached bungalow, enjoying a wonderful village setting and set within truly gorgeous landscaped gardens extending to around 0.75 acres.

The property offers spacious and highly flexible single-storey accommodation, including a lovely triple-aspect sitting room with doors opening directly outside, an impressive kitchen/breakfast room with excellent storage, integrated appliances, space for dining and a charming snug/reading area. The principal bedroom includes an en suite bathroom and adjoining dressing room, which could be adapted to create a fourth bedroom if required, while there is also a guest bedroom with en suite and a further bedroom currently used as a dining room.

Outside, the gardens are a real highlight, with sweeping lawns, a natural pond, mature planting, well-stocked borders, several seating areas and ample parking.



Entrance Porch

7' 5" x 6' 0" (2.27m x 1.84m)

Inner hallway**Cloakroom**

6' 7" x 3' 2" (2.01m x 0.96m)

Sitting Room

18' 9" x 13' 9" (5.71m x 4.20m)

Kitchen / diner

22' 5" x 10' 11" (6.84m x 3.32m)

Principal Bedroom with Dressing Room

20' 0" x 12' 11" (6.10m x 3.94m)

En Suite

11' 5" x 3' 2" (3.49m x 0.97m)

Bedroom 2

11' 7" x 11' 7" (3.54m x 3.54m)

En Suite

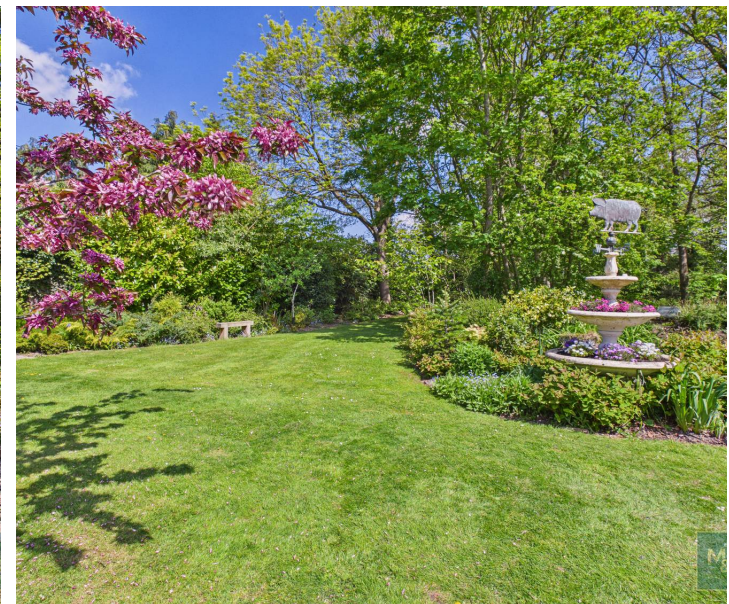
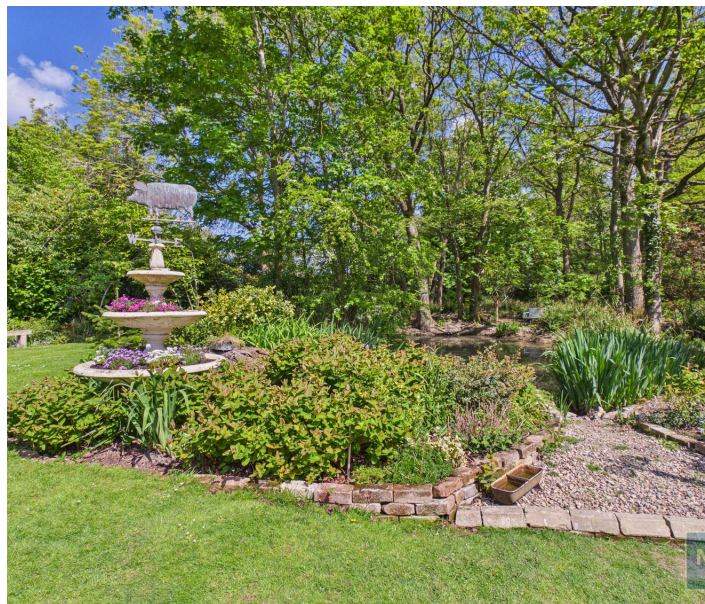
10' 10" x 6' 6" (3.31m x 1.97m)

Dining Room/Bedroom 3

14' 5" x 9' 2" (4.39m x 2.79m)

Rear Porch**Outside**

The gardens are a real highlight. Extending to around three-quarters of an acre, they have been beautifully landscaped by the present owners and include extensive lawns, a natural pond, well-stocked borders, a wide variety of shrubs and trees, and several patio/seating areas. There is also plenty of parking leading up to the property.



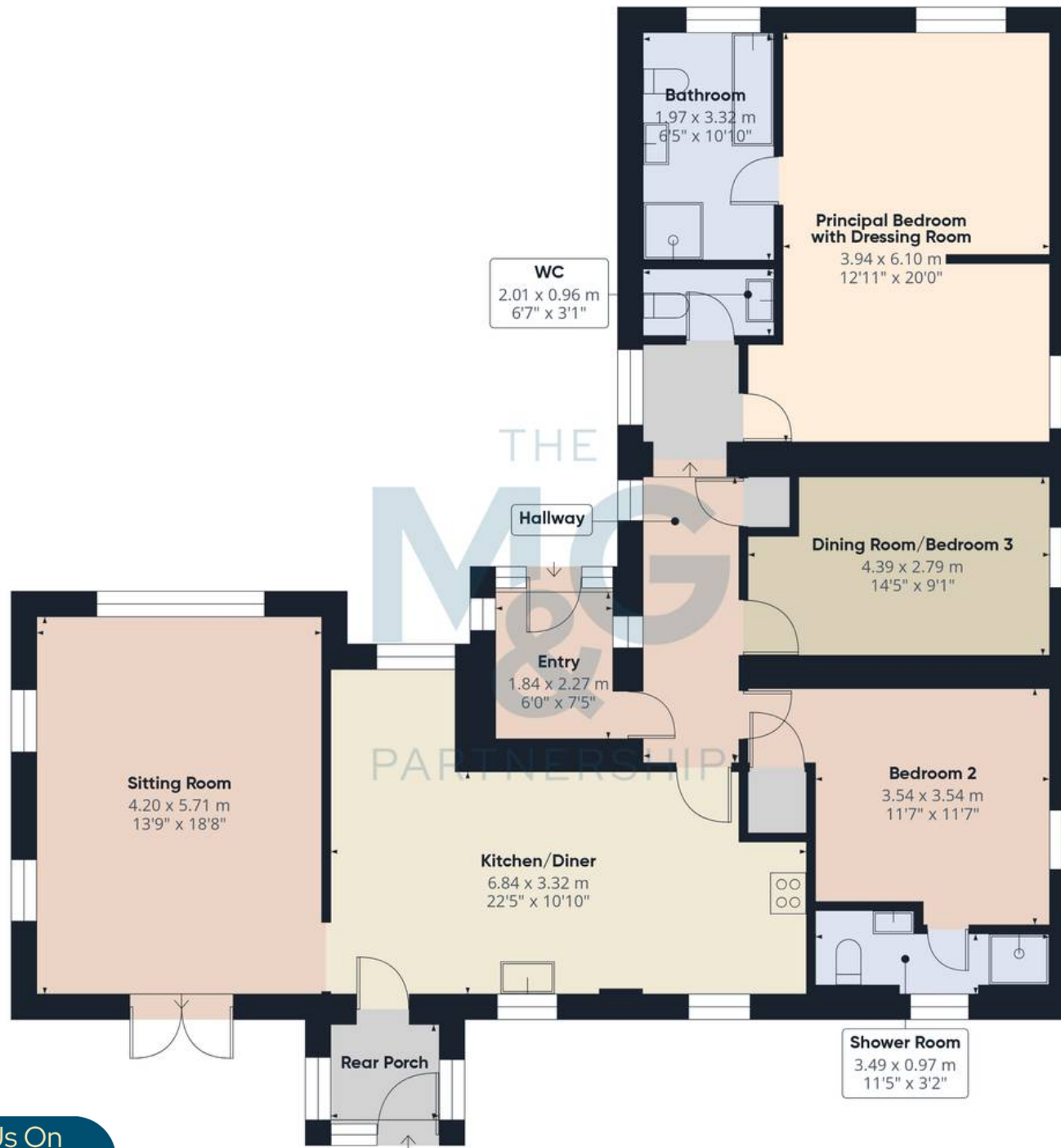
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EPC Rating - D
Private drainage, mains electric and water connected.
Oil central heating
What3Words: ///buzzards.straw.observers
Ofcom states all mobile phone providers are likely.
Ofcom states ultrafast broadband is available.





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