

THE
**Mortimer
& Gausden**
PARTNERSHIP



Ballacraine Chapel Road, Stanningfield,
Bury St. Edmunds, Suffolk, IP29 4RQ

Guide Price
£525,000

THE
PARTNERSHIP

Substantially extended detached bungalow offering very flexible accommodation

This individual detached bungalow has been thoughtfully extended over the years to create an extensive and highly versatile home, ideal for a wide range of buyers. With four large bedrooms, generous reception areas and excellent outside space, the property offers far more accommodation than might initially be expected.

A particular feature of the bungalow is the superb entertaining space. The large dining room and adjoining sitting room combine to create an impressive area for family gatherings and social occasions.

The bedroom accommodation is equally impressive, with a spacious principal suite including fitted wardrobes and a refitted en suite shower room. The remaining bedrooms are all well proportioned, offering flexibility for family living, guests or those working from home.

Outside, the property stands in large established gardens with ample parking, a garage and countryside views to the rear, creating an attractive balance of indoor and outdoor living.

- Spacious extended detached bungalow
- Village setting with countryside views
- Garage, extensive parking, large gardens
- Sitting room, dining room, living room
- Generous principal bedroom with en-suite
- 3 Further bedrooms, family bathroom
- Oil fired central heating, uPVC glazing



The property benefits from oil-fired central heating and UPVC sealed unit glazing and, in more detail, comprises:

The entrance hall provides access to a dual aspect living room featuring red brick chimney breast. This welcoming room offers a cosy atmosphere and could serve as a snug or home office. Also located to the front of the bungalow is the 4th bedroom.

At the heart of the home is a particularly spacious dining room with sliding patio doors opening onto the rear patio and gardens. Offering ample space for entertaining, this room flows through an archway into the sitting room.

The sitting room is another generously proportioned reception space and includes a red brick fireplace with an inset woodburning stove, installed just a few years ago. Together, these two rooms create a wonderful area for both everyday living and larger gatherings.

Leading from the sitting room is the kitchen/breakfast room, fitted with a range of cupboards and worktop surfaces, together with ample appliance space and a door leading outside.

An inner hallway serves the remaining 3 bedrooms. The principal bedroom is a spacious dual aspect room with French doors opening onto the garden, a range of fitted wardrobes and a modern en suite shower room.

Bedroom 2 is another comfortable double room and benefits from two built-in double wardrobe cupboards. Bedroom 3 is also a double room and includes a built-in wardrobe cupboard with sliding mirrored doors.

The family bathroom has been attractively refitted in a contemporary style and includes a bath, separate shower cubicle, WC and wash basin. A Velux roof window provides excellent natural light.

Outside

The property is set back from the road behind generous front gardens which are laid mainly to lawn. A driveway provides ample parking for a number of vehicles and leads to the single garage, which also offers useful workshop space.

The rear gardens afford a good degree of privacy and seclusion whilst enjoying views across open countryside. Laid mainly to lawn and planted with a variety of shrubs and trees, the gardens provide an attractive backdrop to the property throughout the year.

A sheltered patio area adjoins the dining room and provides the perfect spot for outdoor dining, entertaining or simply relaxing and enjoying the outlook.

Services: Mains water, electricity and drainage. Oil heating

Council Tax: West Suffolk - Band D

Energy Performance - TBC

What3Words: ///attracts.chitchat.robos

Broadband - Ofcom states Superfast is Available

Mobile Network - Ofcom states all providers are available





Floor 0 Building 1



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