



## FEN ROAD, PAKENHAM

IP31 2LS

£375,000  
FREEHOLD

Situated in a sought-after and picturesque village to the east of Bury St Edmunds, this detached bungalow enjoys a peaceful, non-estate setting and is offered for sale with no onward chain.

Set within a generously sized garden, the property offers a tranquil countryside lifestyle complemented by spacious and well-laid-out accommodation.

The home features a large sitting room with a charming brick fireplace and lovely views of the garden, alongside a spacious kitchen/breakfast room ideal for family living. There are three well-proportioned bedrooms, including one with an en suite, as well as a separate family bathroom.

Outside, a gravel driveway provides ample parking. Step inside and discover the potential of this unique and characterful home.

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# FEN ROAD, PAKENHAM

- Chain Free Detached Three Bedroom Bungalow
- Master Bedroom With En-Suite
- Kitchen/Dining Area
- Oil Fired Heating
- Ample Off Road Parking
- Three Good Size Bedrooms
- Located In The Picturesque Village of Pakenham
- Set In Lovely Large Mature Gardens
- Spacious Sitting Room
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Loft access and airing cupboard. Radiator

## Cloakroom

WC and wash basin. Window to rear. Radiator

## Sitting Room

Generous size room with feature brick and beam fireplace. Sliding doors opening to the garden. Window to front. Radiators.

## Kitchen/Dining Room

Spacious kitchen with matching wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for white goods, oven with hob and extractor fan over. Window to front and side opening to dining area. Radiator

## Inner Hall

Window to side. Radiator

## Bedroom 1

Double room with fitted wardrobes. Loft access. Radiator

## En-Suite

WC and pedestal wash basin. Separate shower cubicle with electric shower head. Window to side. Radiator

## Bedroom 2

Double room with dual aspect windows. Radiator

## Bedroom 3

Window to side. Radiator

## Bathroom

WC and pedestal wash basin. 'P' shaped shower bath and curved screen, fully tiled. Window to side and heated towel rail.

## Outside

### Front Garden

Set back from the road with gravel driveway for ample parking. Lawn with mature trees and hedge with shrub border to the front. Access to the rear

### Rear Garden

A fully enclosed rear garden which is mainly laid to lawn with a mixture of mature trees and shrubs offers seclusion and privacy. A patio seating area and a greenhouse.



FEN ROAD, PAKENHAM





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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