



2 Meadow Acre

Norton | Bury St. Edmunds | IP31 3GU

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# Seller Insight

A fantastic opportunity to acquire this beautifully presented three-bedroom, three-bathroom detached bungalow, set on a generous plot with a well-maintained garden, the property offers spacious and versatile single storey living. With a stylish open-plan layout, excellent natural light throughout, and a peaceful residential setting.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# Step Inside

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## ENTRANCE HALL

With UPVC sealed unit double glazed entrance door; vertical radiator; storage cupboard; access to loft space; laminate style flooring.

## OPEN PLAN KITCHEN/FAMILY ROOM 29' 5" x 13' 6" (8.98m x 4.12m)

Fitted range of matching wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl sink unit with mixer tap; integrated washing machine and dishwasher; built-in electric oven and microwave, ceramic hob with extractor canopy over; Metro style splashback tiling; UPVC seal unit at double glazed windows and UPVC sealed unit double glazed French doors to rear garden; two vertical radiators; laminate style flooring.

## MASTER BEDROOM ONE 12' 5" x 10' 9" (3.80m x 3.30m)

UPVC sealed unit double glazed window with Venetian blind; vertical radiator; fitted carpet.

## ENSUITE SHOWER ROOM 7' 6" x 4' 7" (2.29m x 1.40m)

Tiled shower cubicle with Plumbed-in shower (overhead and handheld), glass shower screen; vanity wash basin with illuminated mirror fronted cabinet above, WC; chrome heated towel rail; laminate style flooring

## BEDROOM TWO 10' 11" x 10' 8" (3.34m x 3.27m)

UPVC sealed unit double glazed window with Venetian blind; vertical radiator; fitted carpet.

## ENSUITE SHOWER ROOM 7' 9" x 4' 7" (2.37m x 1.41m)

Tiled Shower cubicle with Plumb-in shower (overhead and handheld), glass shower screen; vanity wash basin with illuminated mirror fronted cabinet above, WC; chrome heated towel rail; laminate style flooring

## BEDROOM THREE 13' 8" x 8' 10" (4.19m x 2.71m)

UPVC sealed unit double glazed window with Venetian blind; vertical radiator; fitted carpet.

## BATHROOM 8' 3" x 4' 9" (2.52m x 1.45m)

Panelled bath with Plumbed- in shower (overhead and handheld), glass shower screen; vanity wash basin with illuminated mirror fronted cabinet above, WC; chrome heated towel rail; UPVC sealed unit double glazed window; laminate style flooring.





# Step Outside

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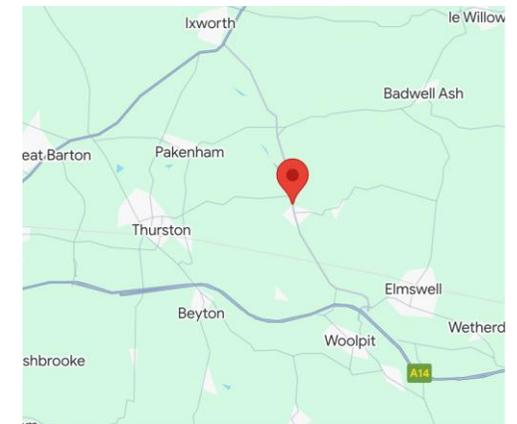
Vehicular access is over a shared Private driveway that serves this property and the neighbouring three properties. There is an extensive brick paved driveway that provides good parking and leads to the timber carport. There is also additional concrete hardstanding providing further parking. A gate at the side provides access into the rear garden and there is also a Lean-to timber garden shed. The rear garden is of good size and completely enclosed by fencing, being chiefly laid to lawn with a paved patio area.

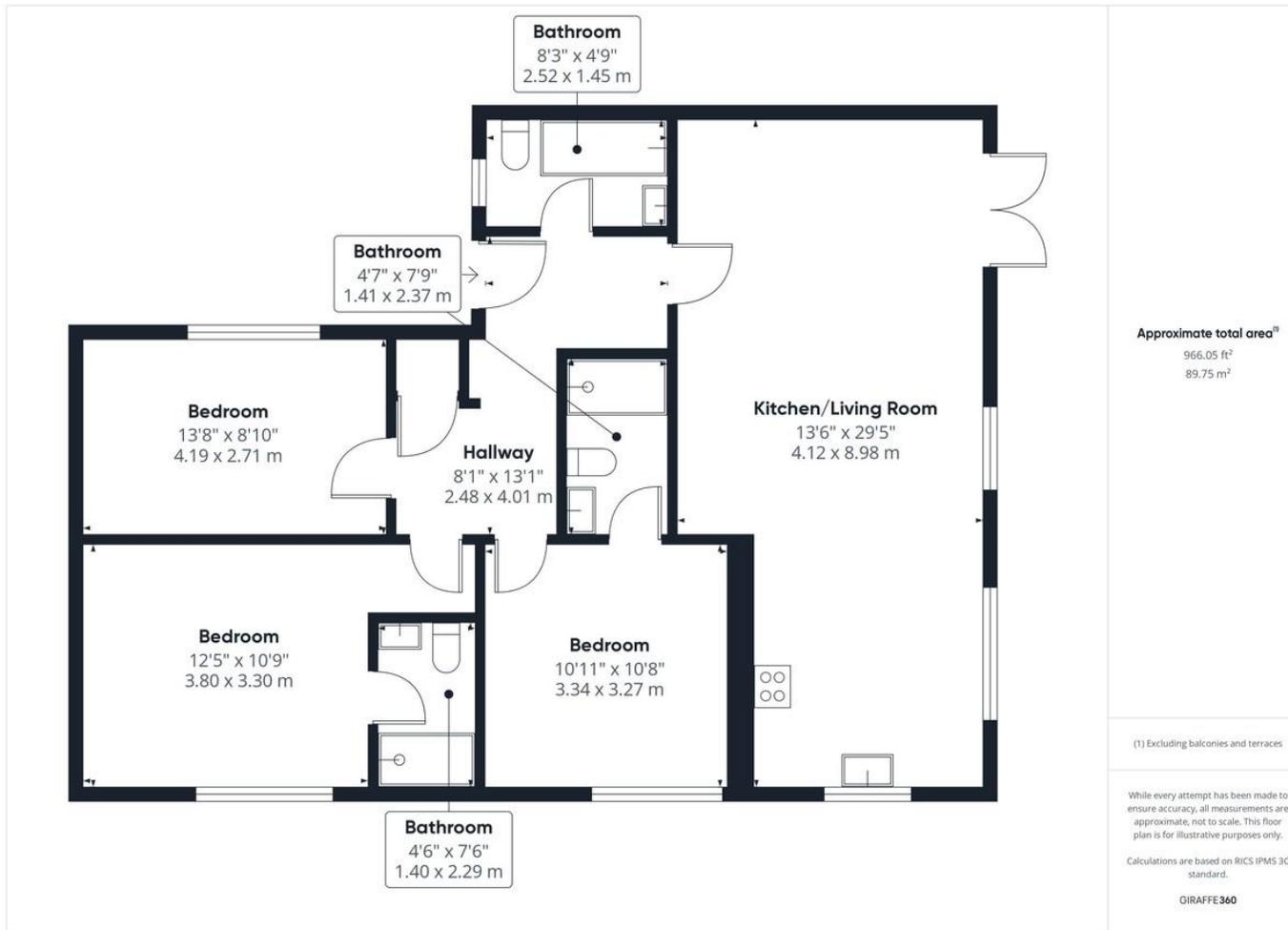


## Location

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The village of Norton is situated 7 miles east of the vibrant market town Bury St Edmunds. This village offers a number of amenities including a primary school, a playing field, a village pub, a local shop and a garage. Norton offers a sense of community with unique landscape of woodland and open countryside, boasting an abundance of wildlife and is perfect dog walking and cycling.





## Services

- EPC – C
- Council Tax Band – D
- Mains Water
- Mains Electric
- Mains Drainage
- Oil fired Central Heating



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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