



**SUFFOLK
BUNGALOWS**

*Specialists in the sale of
bungalows throughout Suffolk*



**3 Norman Road,
Bury St. Edmunds, Suffolk, IP32 6BU**

Guide Price £299,950

- Exceptionally well presented double bay fronted bungalow
- Having been completely refurbished to a high standard
- Occupying an established and well served location
- Large sitting room, fully fitted contemporary kitchen
- 2 Double bedrooms, very spacious shower room
- Enclosed gardens, ample parking, large workshop/garage

MORE THAN MEETS THE EYE

This exceptionally well presented detached bungalow has been thoughtfully updated and now provides a superb range of accommodation with a stylish, open plan, contemporary feel.

Set in good sized gardens with a large workshop and ample parking, this is definitely something you need to view.

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General Information

The property occupies a non estate setting on the northern side of town, close to a range of amenities including supermarket, shops, public house and schooling for all ages. The town centre is within about a miles walking distance where you will find an extensive range of shopping and recreational facilities.

As previously mentioned this impressive bungalow has been completely refurbished and is now offered for sale in first class condition throughout. The property is somewhat larger than the front elevation might suggest making an internal viewing essential.

In addition to having a new boiler and heating system we understand the bungalow also has been rewired. Improvements have also included the installation of a stylish kitchen and spacious shower room. It is worth noting that the refurbishment has also made the bungalow very accessible to anyone with limited mobility.

The wide entrance hall gives access to the spacious sitting room which then opens up into the fully fitted kitchen. The kitchen includes a number of quality integrated appliances including built in oven, hob and hood. The shower room is very large and has again been fully refitted. Finally the 2 double bedrooms are both bay fronted, with bedroom 1 having fitted wardrobes.

Outside

The grounds to the front of the bungalow have been hard landscaped to provide extensive parking. A side driveway provides additional parking and access to the enclosed rear gardens which include an extensive patio terrace, lawn and large workshop/garage, with light and power connected.

Directions

From the town centre proceed along Angel Hill turning left at the traffic lights into Northgate Street. At the roundabout continue straight over into Out Northgate and Fornham Road. At the traffic lights turn left into Tollgate Lane then 2nd right into Norman Road. The property will be seen immediately on the right as marked by our for sale board.

Entrance Hall

Sitting Room 21'0 x 11'9 (6.40m x 3.58m)

Kitchen/Diner 14'4 x 13'2 (4.37m x 4.01m)

Bedroom 1 13'10 x 11'0 (4.22m x 3.35m)

Bedroom 2 11'5 x 11'2 (3.48m x 3.40m)

Shower Room 12'5 x 5'11 (3.78m x 1.80m)



Energy Efficiency Rating		Current	Potential
100-90	A		
80-70	B		
60-50	C		
40-30	D		
20-10	E		
0-10	F		
0-10	G		
Average (UK) - 60		75	60
Average (Wales) - 60			
England & Wales		EU Directive 2002/91/EC	



