Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

57 Park Road,
Bury St. Edmunds, Suffolk, IP33 3QW

If you have been looking for a spacious property in an established and well-served location, this extended bungalow is bound to be of interest.

The property, which is set within good sized south facing gardens, is being sold with the benefit of having NO UPWARD CHAIN.

The bungalow is also on a regular bus route, close to a parade of shops and within around 1.5 miles of the town centre.

- Extended bungalow in much sought after location
- Porch, hall, spacious kitchen/dining room
- Large sitting room, 3 bedrooms, bathroom,
- Gas central heating, upvc sealed unit glazing
- Garage, ample parking, enclosed rear gardens
- NO UPWARD CHAIN - Viewing highly recommended

Guide Price £325,000

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General Information

Park Road is a very sought after location in Bury St. Edmunds. The area is particularly well served with a range of local shops nearby, a regular bus service and easy access to the town centre which is around 1.5 miles away. Bury St Edmunds offers an excellent range of educational, recreational and shopping facilities. The A14 provides a fast route to Ipswich, Cambridge and London (via the M11)

As previously mentioned, the bungalow has been substantially extended to the rear and is therefore somewhat larger than you might think. Although strictly speaking semi-detached, you are not aware of any other properties once inside with most of the accommodation being on the far right side of the property. The property, which has gas fired central heating and upvc sealed unit glazing, is being sold with the benefit of having NO UPWARD CHAIN.

An entrance porch leads into the entrance hall which gives access to the 3 good sized bedrooms and bathroom, The kitchen/dining room is fitted with a generous range of units and worktop surfaces. There is an integrated dishwasher and built-in oven with hob and cooker hood. A side door gives access to the large single garage. The main sitting room is dual aspect and has patio doors leading into the garden. This room is bathed in natural light and is a particularly lovely feature of the bungalow.

Outside
The property is set back well from the road behind mature hedging. A brick paved driveway and hardstanding area provides parking for a number of vehicles and gives access to the garage. The rear gardens afford an excellent degree of privacy and seclusion and are laid mainly to lawn. The gardens enjoy a sunny aspect and also include a sheltered patio, timber shed and greenhouse.

Directions
From the town centre proceed along Kings Road into Queens Road. At the crossroads with West Road continue straight over into Westbury Avenue, taking the 1st left into Highbury Road. Turn right into Park Road, and the property will eventually be seen on the left-hand side marked by our for sale board.

Entrance Porch

Entrance Hall

Kitchen/Dining Room 15'4 x 10'11 (4.67m x 3.33m)

Sitting Room 17'9 x 13'0 (5.41m x 3.96m)

Bedroom 1 11'9 x 11'0 (3.58m x 3.35m)

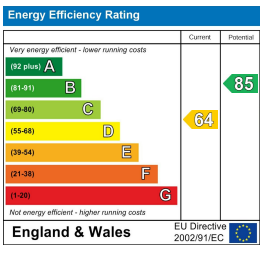
Bedroom 2 11'11 x 9'5 (3.63m x 2.87m)

Bedroom 3 10'11 x 6'11 (3.33m x 2.11m)

Bathroom 7'7 x 5'3 (2.31m x 1.60m)

Garage 17'7 x 8'1 (5.36m x 2.46m)

Rear Storage Area



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Sitting Room
Rear lobby
Bedroom 3
Kitchen/Dining Room
Garage
Bedroom 1
Bedroom 2
Porch

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