

THE
**Mortimer
& Gausden**
PARTNERSHIP



36 Cadogan Road,
Bury St. Edmunds, IP33 3QR

Offers In Excess Of
£350,000

THE
PARTNERSHIP

Lots of potential and a great location

This surprisingly spacious detached bungalow occupies an excellent position on the popular western outskirts of the town.

The property is offered for sale with the added benefit of NO UPWARD CHAIN. While some updating is required, it offers the makings of a wonderful home and presents an excellent opportunity for the next owner to put their own stamp on it. The bungalow stands within good-sized, established gardens and benefits from ample parking, together with a double garage incorporating a workshop area.

Whether you are seeking the perfect place to retire to or a spacious family home, this appealing detached bungalow is sure to attract interest. There is also the further advantage of a substantial loft space, offering potential to create additional accommodation, subject to any necessary planning consent and building regulations.



- Spacious detached bungalow, west side of town
- Local amenities and on a bus route
- Reception hall, sitting room, kitchen/diner, utility
- Dual aspect sitting room, conservatory, WC
- 3 Bedrooms, bathroom, new gas boiler in 2024
- Generous driveway, double garage with workshop
- Solar panels, uPVC sealed unit glazed windows
- Attractive landscaped gardens
- NO ONWARD CHAIN



The accommodation has a light and airy feel and benefits from gas-fired central heating, with a new boiler installed in 2024. There is also the added benefit of uPVC sealed-unit double-glazed windows and solar panels.

The spacious reception hall/sunroom has previously been utilised as a dining area, although it would also make an excellent additional reception space from which to enjoy the lovely elevated views to the front. The hall also provides access to the sitting room, kitchen, bathroom, and bedrooms. The sitting room is a bright dual-aspect room featuring a fireplace. The kitchen/diner is fitted with an attractive range of cupboards and ample worktop surfaces. A door from the kitchen leads into the rear hall, which in turn provides access to the utility room, cloakroom, and outside.

An inner hallway leads to the bathroom and three bedrooms, with bedroom 3/study featuring sliding patio doors opening into the conservatory. The conservatory enjoys lovely views over the secluded gardens.

Outside

The front gardens are planted with a wide variety of mature shrubs and trees. A generous driveway provides parking for several vehicles and gives access to the double garage, which incorporates a workshop area and has power and light connected.

The rear gardens are a particular feature of the property, offering an excellent degree of seclusion and privacy. Laid mainly to lawn with several patio areas, the gardens are beautifully planted with a variety of mature specimen shrubs and include a fruit garden with a lockable shed set behind the garage.

As previously mentioned, this property provides an excellent opportunity for a purchaser to create a home tailored to their own tastes and requirements. Early personal viewing is therefore highly recommended.

COUNCIL TAX -BAND D
ENERGY PERFORMANCE RATING - B
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///pixel.gong.examples





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 fittings. 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 website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526