



## Sunnybank, 3 Church View, Stowlangtoft, Bury St. Edmunds, Suffolk, IP31 3JW

**HAVEN FOR NATURE** – This detached bungalow occupies a very pleasant village location and is set in established gardens which are believed to extend to around a third of an acre (STS)

If you have been looking for a property that you can really make your own, this spacious bungalow could be ideal. The property requires some updating but has the makings of a lovely home.

- Detached bungalow in idyllic village setting
- Hall, sitting room, kitchen /diner
- 3 Double bedrooms, cloakroom, bathroom
- uPVC sealed unit glazing, oil fired central heating
- Large gardens including woodland
- Single garage, ample parking

**Guide Price £400,000**





**COUNTRYSIDE BEHIND BUNGALOW**

## General Information

The bungalow occupies a very pleasant setting, facing the village church and bordering open countryside. Stowlangtoft is a small picturesque village, located 8.5 miles North East of the thriving market town of Bury St. Edmunds.

The neighbouring villages of Norton, Badwell Ash and Pakenham are within 2-3 miles and provide a wider range of amenities including an Outstanding Primary School in Norton. The much larger village of Ixworth is around 3 miles away and has a doctor's surgery, a range of shops and schooling for all ages.

The property offers a good level of accommodation including a dual aspect sitting room, kitchen/diner, 3 good sized bedrooms, bathroom and separate cloakroom. Whilst the bungalow is now ready for a little updating it does benefit from oil fired central heating and uPVC sealed unit glazing.

### Outside

The gardens to the front of the property are set behind low hedging and are laid to lawn. A driveway to the side provides parking and gives access to the long single garage. A side pedestrian access leads to the rear gardens.

The rear gardens are of a very generous size and afford a high degree of privacy and seclusion. As our photographs demonstrate the present vendor has left much of the garden to be adopted by nature and the side and rear borders are very wide with the gardens tapering towards the end.

**COUNCIL TAX BAND - D**

### Directions

Leave Bury St Edmunds on the A143 Diss road, passing through Great Barton and on reaching the first roundabout in Ixworth turn right onto the A1088 towards Norton. At the crossroads turn left signposted for Stowlangtoft and Walsham Le Willows. On entering Stowlangtoft turn left just after the church into Church View, the property will be seen on the right.

**Entrance Hall**

**Cloakroom**

**Sitting Room 18'8" x 12'7", max. (5.69m x 3.86m, max.)**

**Kitchen/Diner 13'8" x 12'4" max. (4.17m x 3.76m max.)**

**Bedroom 1 13'7 max x 12'2 (4.14m max x 3.71m)**

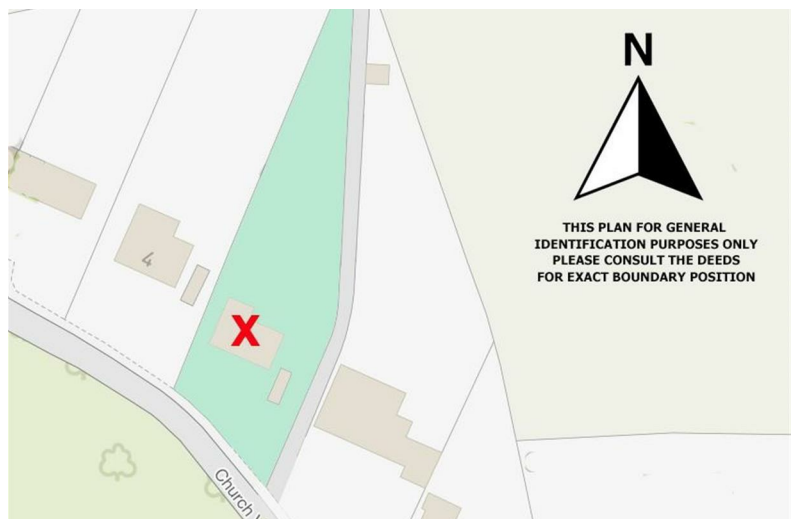
**Bedroom 2 11'6" max. x 11'3" max. (3.51m max. x 3.43m max.)**

**Bedroom 3 11'5 max x 9'7 (3.48m max x 2.92m)**

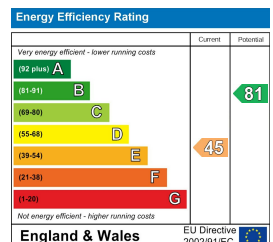
**Bathroom**

**Garage 24'0 x 9'9 (7.32m x 2.97m)**

**Gardens**

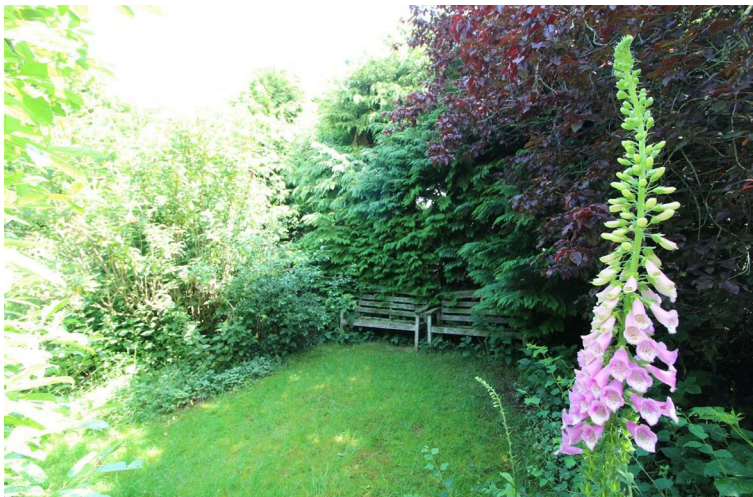


**THIS PLAN FOR GENERAL IDENTIFICATION PURPOSES ONLY PLEASE CONSULT THE DEEDS FOR EXACT BOUNDARY POSITION**



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FRONT GARDEN & VIEW