



6 Lilley Close, Bury St. Edmunds, Suffolk, IP33 2HZ

SUPERBLY PRESENTED If you would like to live in an established close setting, within easy reach of all amenities, this lovely DETACHED BUNGALOW could be ideal. Add the fact that it offers extremely well-proportioned accommodation and has recently been redecorated and you will understand why we think this home is quite exceptional.

As is often the case, bungalows give little away from the outside, therefore an internal inspection is highly recommended.

- Spacious and much improved detached bungalow
- Occupying an established and sought after location
- Kitchen, large lounge/dining room, conservatory
- 3 bedrooms, smart modern bathroom and cloakroom
- uPVC sealed unit glazed windows, gas central heating
- Excellent parking, garage, enclosed south facing rear gardens

Guide Price £400,000





General Information

The property is located in an established and much sought after location on the popular western side of the town. There are many local amenities, including a parade of shops and regular bus service. The town centre is around a mile away and can be easily reached by road, footpath or cycleway.

As previously mentioned, the property has recently been redecorated and improved by the present vendor and is now presented in excellent order throughout. This traditionally built bungalow offers well-proportioned rooms with lots of natural light and the feeling of light and space is enhanced by the neutral colour scheme.

In brief, the accommodation comprises : A spacious hallway with Karndean wood effect flooring. The partly shelved airing cupboard houses a Viessmann gas-fired combi boiler, installed approximately 18 months ago and there is also a separate storage cupboard. The generously sized lounge/dining room, fitted with a new carpet, features a gas flame effect fireplace and patio doors lead to the conservatory, which provides a lovely outlook over the garden. The kitchen features an extensive range of cupboards and worktop surfaces and there is a built-in dishwasher, an electric oven with a warmer draw and an induction hob, with an extractor hood over. A small lobby is set off the kitchen, with a door to the outside and to the cloakroom.

The principal bedroom is of a good size and benefits from a superb range of built-in wardrobe storage and has a new carpet. Bedroom 2, also with a new carpet, is double in size and the 3rd bedroom is currently used as a study. The bathroom features a stylish white modern suite, with an Aqualisa shower over the bath and there are useful built-in storage cupboards, a heated towel rail and Roper Rhodes illuminated mirror cabinet.

As previously mentioned a Viessmann gas-fired combi boiler was fitted approximately 18 months ago. There is the benefit of uPVC sealed unit double-glazed windows, fascias and soffits, a new electric consumer unit, TV aerial and additional loft insulation. All in all this superb bungalow would be perfect for a family or couple looking for a well-maintained home that they can just move into and put their furniture down.

Outside
A large attractive block paved drive is situated to the front of the bungalow, providing generous off-road parking and access to the single garage, with an electrically operated roller door. A brick workshop/store room, with power and light, is attached to the rear of the garage. Gated side access leads to the fully enclosed, south facing, low maintenance gravel rear gardens which afford a good degree of privacy and seclusion. A grassed area to the rear of the garden has been laid with wildflower turf, ideal for attracting wildlife and insects and there are several patio areas. There is also the benefit of a new timber shed and an arbour and an external 13-amp power outlet.

COUNCIL TAX – BAND D

Directions:
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights continue straight over and continue on Horringer Road. Just before leaving the town turn right into Glastonbury Road and take the 3rd left turning onto Wigston Road. Take the next left onto Scarlin Road and then the second left onto Lilley Close. The bungalow can be found on the right.

Reception Hall

Lounge/Dining Room 22'6 x 19'10 max overall (6.86m x 6.05m max overall)

Conservatory 13'3 x 9'10 (4.04m x 3.00m)

Kitchen 11'10 x 8'8 (3.61m x 2.64m)

Rear Lobby

Cloak Room

Bedroom 1 13'4 x 9'1 to wardrobe (4.06m x 2.77m to wardrobe)

Bedroom 2 11'7 x 8'7 (3.53m x 2.62m)

Bedroom 3 8'2 x 7'4 (2.49m x 2.24m)

Bathroom

Garage 16'11 x 8'2 (5.16m x 2.49m)

Work Shop/Store Room 6'8 x 5'8 (2.03m x 1.73m)

Garden



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.





