

THE
**Mortimer
& Gausden**
PARTNERSHIP

Sayesbury House Ixworth Road, Norton,
Bury St. Edmunds, IP31 3LJ

Guide Price
£775,000

M&G
PARTNERSHIP

So much space! A substantial detached bungalow set in large established gardens

If you're looking for a truly spacious home in a well-established village setting, this individually designed detached bungalow is sure to impress.

Offering approximately 2,750 sq ft of versatile living space, plus a generous garage, the property sits within mature private gardens extending to around half an acre.

Situated on the edge of the sought-after village of Norton, it enjoys excellent access to the nearby market town of Bury St. Edmunds (just 8 miles away) and the A14, providing swift connections to both Ipswich and Cambridge.

Offered with NO UPWARD CHAIN, this exceptional home is a rare find, making an early viewing strongly advised.

- Individually designed modern detached bungalow
- Around 2750 sq. ft of accommodation
- Oil fired heating, uPVC sealed unit glazing
- Large reception hall, sitting room, dining room
- 22 ft Kitchen/breakfast room, utility, family room
- 4 Double bedrooms, en suite and large bathroom
- Double garage, extensive parking
- Approximately 0.5 acre private gardens



This impressive property benefits from oil-fired central heating and uPVC sealed-unit double glazing. Internally, it features a spacious reception hall that opens through double doors into a generously proportioned sitting room, complete with patio doors leading to the garden and a central fireplace housing an inset wood burner.

Further double doors lead into a large dining room, which in turn opens into the expansive kitchen/breakfast room—an ideal space for both everyday family life and entertaining. This room also provides access to the garden and a separate family room, while a large utility room offers additional practicality.

The property boasts four well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room. There is a spacious family bathroom and a separate cloakroom.

Outside, the home is approached via a generous driveway that provides ample off-road parking and access to the large double garage. The front garden is mainly laid to lawn and bordered by mature trees. A side driveway leads to the substantial, enclosed rear garden, which features a large patio area and an expansive lawn. The gardens enjoy a sunny aspect and offer a high degree of privacy and seclusion - perfect for outdoor living.

COUNCIL TAX - BAND TBC - Mid Suffolk
ENERGY PERFORMANCE RATING - TBC
SERVICES - Mains water, electricity and drainage. Oil heating
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///clap.pity.backhand



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