Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

38 Manderville Road,
Bury St. Edmunds, Suffolk, IP33 2JB

Offers In Excess Of
£325,000

A CHAIN FREE detached bungalow in a great location

This extended detached bungalow occupies an excellent position on the favoured western outskirts of the town. There is a parade of shops close by and and a bus stop almost opposite. The town centre is around 2 miles away, with open countryside also within easy reach.

The bungalow has been well maintained but is perhaps a little dated in places, allowing buyers to really make it their own. Set in well-stocked gardens the property has a single garage and parking to the rear.

The bungalow is being sold with NO UPWARD CHAIN and benefits from gas-fired central heating and uPVC sealed unit glazing.

- Spacious modern detached bungalow
- Situated close to all local amenities
- Conservatory/porch, sitting/dining room
- Fitted kitchen, side porch, shower room
- 3 Good sized bedrooms
- Gas heating, uPVC sealed unit glazing
- Single garage, parking, gardens
- Early viewing advised

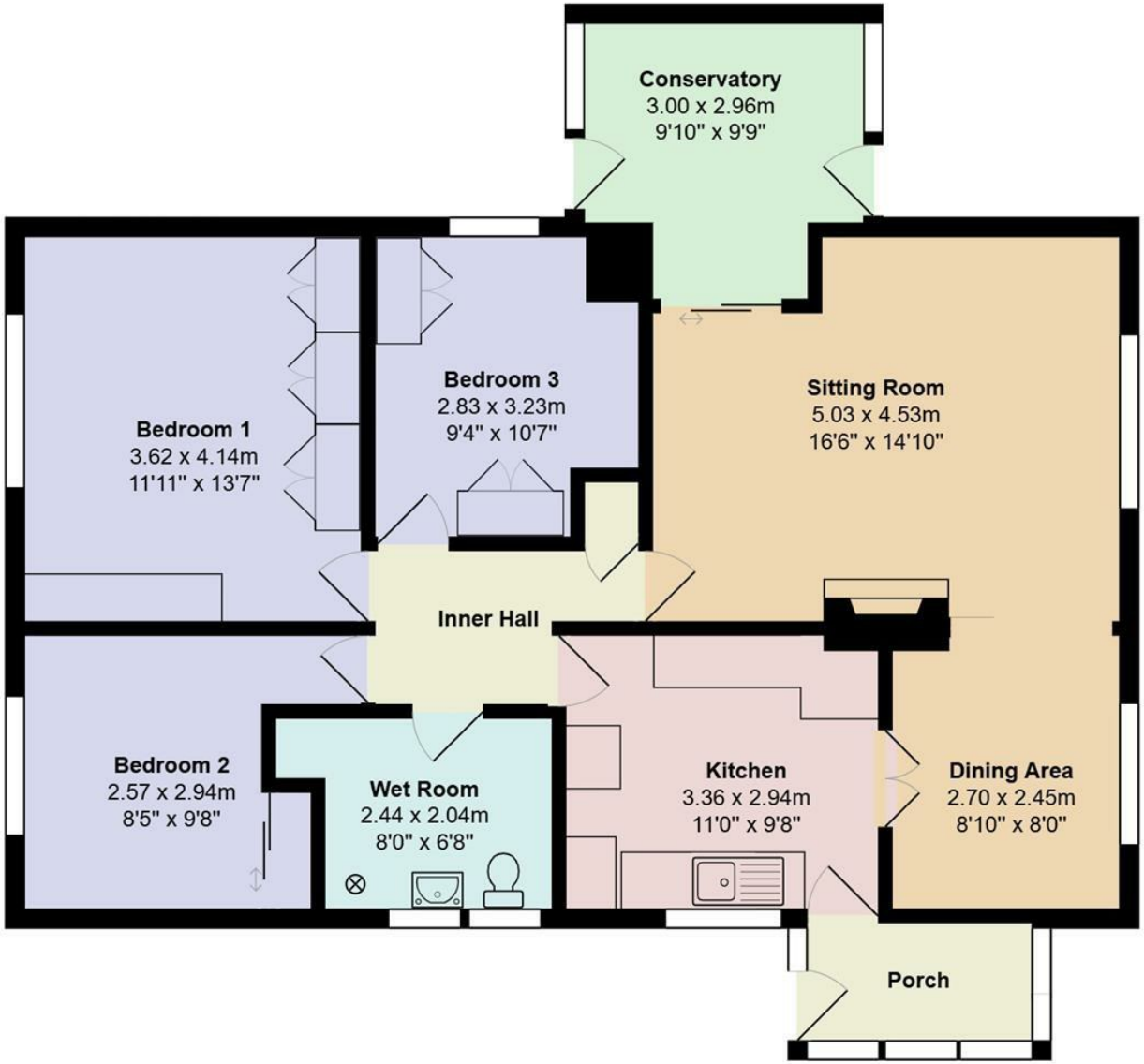
To the side of the bungalow is a small conservatory/porch which gives access to the front and rear gardens and into the sitting room.

The sitting room is of a generous size and includes a large picture window to the front and a feature fireplace. An opening leads into the adjoining dining area. The kitchen is fitted with a range of cupboards and worktop surfaces. There is ample appliance space and a door leads out to a side porch.

An inner hallway leads to all 3 bedrooms and the former bathroom which has been converted into a wet room. The main bedroom is quite large and includes fitted wardrobes with matching cupboards and drawers. Bedroom 2 is another comfortable double with a built-in cupboard. Bedroom 3 is a large single bedroom again with fitted wardrobes.

Outside
The property is located at the end of a row and has both side, rear and front gardens. The front gardens enjoy an open aspect and are laid to lawn and planted with a wide variety of perennial flowers and shrubs. The rear gardens include areas of hard landscaping a side patio, pergola and raised flower beds. A rear access leads to the single garage which has parking to the front.

COUNCIL TAX - BAND D - West Suffolk
ENERGY PERFORMANCE RATING - C
SERVICES - Mains water, electricity, gas and drainage
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///childcare.hedgehog.albatross



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