Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

28 Sherborne Road,
Bury St. Edmunds, IP33 2EN

Guide Price
£315,000

An attractively presented detached bungalow on the favoured western outskirts of the town

If you have been searching for a spacious home in a well-served location, this extended detached bungalow could be ideal.

Located approximately 1.5 miles from the town centre, on a regular bus route and close to a parade of shops, the property is being sold with the benefit of having NO ONWARD CHAIN.

The bungalow has been extended to the side and now includes a larger reception hall which provides a study area.

Set in fully enclosed gardens and facing a small green, the property has a single garage and an extended parking area.

As bungalows on the West side of town are in high demand, we would recommend an early internal viewing

- Well maintained extended detached bungalow
- Occupying a well served residential setting
- Gas fired heating, uPVC sealed unit glazing
- Sitting room/dining room, fitted kitchen
- 3 Good sized bedrooms, bathroom, cloakroom
- Garage, ample parking, enclosed gardens
- NO ONWARD CHAIN - Early viewing advised

The property has large windows and a neutral colour scheme, adding to the feeling of light and space. Benefiting from gas-fired central heating and uPVC sealed unit glazing the bungalow has lots of built-in storage and in more detail comprises:

As you enter the bungalow the extended reception hall provides enough space to be used as a study area. The sitting room/dining room includes patio doors leading into the rear gardens. The kitchen is fitted with a range of units and has ample appliance space. There is a fitted gas hob and an integrated double oven. A part glazed door gives access to the outside.

There are 3 good sized bedrooms, Bedroom 1 is a particularly spacious room and includes fitted wardrobes. Bedroom 2 is another comfortable double room and bedroom 3 is a single room with a useful built-in cupboard.

Finally, the bathroom has been converted into a shower room and there is a separate cloakroom.

Outside
The front gardens are enclosed by mature hedging and face a small recreation green. A side access leads to a sheltered patio area and the rear gardens which afford an excellent degree of privacy include a lawn with planted borders.

A rear gate leads to the single garage and a block paved parking area with parking for 2/3 cars

COUNCIL TAX - BAND - D
ENERGY PERFORMANCE RATING - TBC
COUNCIL - West Suffolk
SERVICES - All main services are connected
Ofcom - Broadband Ultra fast available / Mobile coverage - All likely
What 3 Words ///proved.smaller.locker

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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.

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