Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

20 Paddock Way, Troston,
Bury St. Edmunds, Suffolk, IP31 1ES

Guide Price
£400,000

So much space and beautifully presented throughout

This extended and much improved detached bungalow provides an excellent level of accommodation, making it perfect for families or indeed anyone looking for a spacious home in an established village setting.

The property, which has oil-fired central heating and uPVC-sealed unit glazing, has been thoughtfully modernised by the present vendors. It includes a stylish kitchen and a 31-foot reception room, 3 good-sized bedrooms and a refitted bathroom.

Set in corner plot gardens which afford a good degree of privacy, the bungalow has a single garage and extensive parking.

- Extended detached bungalow
- Located just 7 miles from B.S.E
- Refitted kitchen/ breakfast room
- 31ft Sitting/dining room
- 3 Good sized bedrooms
- Garage, gardens, parking
- Oil fired central heating
- uPVC glazing and facias

We loved everything about this superb bungalow and are confident you will too. In more detail, the accommodation comprises:

An entrance porch leads into the entrance hall which has a modern cloakroom to the side. The kitchen has been beautifully refitted to include an extensive range of units and worktop surfaces. It has an integrated double oven, hob, hood, fridge and dishwasher.

An opening leads into an adjoining breakfast area - the perfect spot for your morning coffee while enjoying views of the gardens. A side porch provides access to both the gardens and the garage.

The triple-aspect sitting/dining room is of a very generous size and includes a wood-burning stove. An inner hallway gives access to all 3 bedrooms and the refitted family bathroom, which features a bath and separate shower cubicle.

Outside
The gardens to the front of the bungalow are of open-plan design and include an extensive area of lawn with planted shrubs. A driveway provides ample parking and leads up to the single garage which has an electric roller-style door and light and power connected.

The rear gardens afford a good degree of privacy and seclusion and are again laid to lawn with a patio area and planted shrub and flower borders. A gate provides access to the front garden and here is the benefit of a timber shed and summer house.

COUNCIL TAX - BAND D -West Suffolk
SERVICES -Mains water, electricity and drainage.
ENERGY RATING - D
BROADBAND - Superfast is available (Ofcom)
MOBILE - All mobile phone providers are likely (Ofcom)
WHAT3WORDS ///spoiled.goose.keyboards

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