

A photograph of a single-story brick house with a dark tiled roof. The house has a prominent red front door and a large white-framed window to the left. A large green plant is in the foreground on the left, and a tall tree is behind the house. The sky is blue with some light clouds.

Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

13 Smithy Close, Stanningfield,
Bury St. Edmunds, IP29 4RH

Guide Price
£250,000

*Embrace village life - Sit back,
relax and enjoy the view!*

This well-maintained, semi-detached bungalow is deceptively spacious, making an internal viewing essential.

Set in established gardens with lovely views across open countryside, the property also features a single garage and a driveway with ample parking.

The well-proportioned accommodation benefits from oil-fired central heating and uPVC sealed unit glazing.

Stanningfield is a small village with a strong sense of community. The neighbouring village of Great Whelnetham offers additional amenities, and the thriving market town of Bury St. Edmunds is just 6 miles away.

- Surprisingly spacious semi detached bungalow
- Occupying a lovely location with open views
- Spacious sitting room, kitchen, conservatory
- 2 Double bedrooms, shower room
- Oil central heating, uPVC sealed unit glazing
- Long driveway, single garage, lovely gardens
- Early viewing advised



We were pleasantly surprised by how much space this bungalow offers and even more impressed by the lovely rear views.

Whether you're seeking a home for your later years, with everything conveniently on one level, or a property where you can add value, this excellent semi-detached bungalow is sure to catch your interest. In more detail, it comprises:

The spacious entrance hall provides access to all rooms, including the large sitting room, which features sliding patio doors leading to the conservatory. The kitchen also connects to the conservatory and offers plenty of fitted cupboards and countertop space. There is ample room for appliances and a kitchen table. The oil-fired boiler serves the central heating system.

The shower room includes a double shower enclosure, washbasin, toilet, and bidet. Both bedrooms are generously sized. Bedroom 1 is currently being used as an additional reception room, while Bedroom 2 has fitted wardrobes with sliding doors.

Outside: The front garden is planted with a variety of mature shrubs, and a driveway to the side of the bungalow provides ample parking and access to the single garage.

The rear garden is fenced, with new picket fencing at the back boundary allowing uninterrupted views of the farmland beyond. The established garden includes a lawn area and a sheltered patio.

COUNCIL TAX - BAND B

ENERGY PERFORMANCE RATING - D

COUNCIL - West Suffolk

SERVICES -Mains water, electricity and drainage, oil heating

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states all providers are likely

WHAT3WORDS -///expansion.distract.zeal





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.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526