



4 Lime Walk, Felsham, Bury St. Edmunds, Suffolk, IP30 0QL

VILLAGE LIFE AT IT'S VERY BEST

This attractively present detached bungalow offers an excellent level of accommodation and is set in large gardens, which back onto open countryside.

In our opinion, this lovely home would be perfect for a growing family or indeed anyone who would appreciate well-proportioned rooms and lots of outdoor space.

- Much improved detached bungalow
- Occupying a pleasant setting backing onto farmland
- Hall, sitting room, kitchen/diner, conservatory
- 4 Good sized bedrooms, family bathroom
- Oil fired central heating, upvc sealed unit glazing
- 25' long garage, parking, large established gardens

Guide Price £425,000





General Information

Felsham has good local amenities which include a Community Post Office/Stores, Public House, Parish Church and garage. The area is a haven for nature with many countryside walks. The village is situated approximately eight miles to the south east of the thriving market town of Bury St. Edmunds with its superb range of shops, schools, leisure and cultural facilities.

The market town of Stowmarket lies about eight miles to the east, also with a good range of amenities and direct rail service to London's Liverpool Street. The A14 dual carriageway (about 5 miles) provides fast road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

As is the case with many bungalows, this property is a great deal larger than you might expect – making an internal inspection essential. Once inside, the accommodation has a very light and airy feel, with well proportioned rooms and large windows adding to the feeling of light and space.

The spacious entrance hall gives access to the sitting room which has an open fireplace. The kitchen/dining room is large enough to accommodate a good sized table and opens up into the conservatory extension. The kitchen area includes a range of fitted base and eye level units together with ample worktop surfaces. There is an eye level built-in oven, lpg gas hob and integrated fridge freezer.

The first 3 bedrooms are all of a double size and include built-in storage, the 4th bedroom is a comfortable single room. Finally, the bathroom has been refitted and includes both bath and separate shower. The bungalow has upvc sealed unit glazing and oil fired central heating with the boiler having been replaced around 3 years ago.

Outside
The gardens to the front of the bungalow are laid to lawn. A driveway to the side leads to the 25' long garage which has light and power connected and a side courtesy door. A side gate leads to the rear gardens which are of a very generous size and are again laid extensively to lawn with mature shrubs and trees. As previously mentioned the gardens back onto open farmland and enjoy open countryside views.

Council Tax Band – D

Directions
From Bury St Edmunds proceed on the A134 towards Sudbury and turn left at Sicklesmere signposted Bradfield St George. Continue to follow the road for approximately 5 miles. On entering Felsham continue to the T Junction turning right into Church Road, leading into Cockfield Road. Lime Walk is the next left hand turning. The bungalow is indicated by our For sale board.

Reception Hall

Sitting Room 15'6 x 13'2 (4.72m x 4.01m)

Kitchen/Diner 18'5 x 10'5 (5.61m x 3.18m)

Conservatory 10'9 x 8'3 (3.28m x 2.51m)

Bathroom

Bedroom 1 12'5 x 10'6 (3.78m x 3.20m)

Bedroom 2 11'7 x 9'11 (3.53m x 3.02m)

Bedroom 3 11'1 x 10'0 (3.38m x 3.05m)

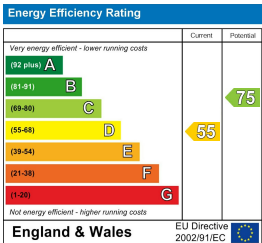
Bedroom 4 10'6 x 7'5 (3.20m x 2.26m)

Garage 25'10 x 8'3 (7.87m x 2.51m)

Gardens & Views



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 fitting. 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 web site, please contact our offices immediately.





This floor plan is for layout guidance only. Whilst every care is taken in the preparation of this plan, it is not drawn to an accurate scale and all measurements, windows and openings are approximate.



Interested? Call us on 01284 755526

