Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

44 Cadogan Road,
Bury St. Edmunds, Suffolk, IP33 3QR

Guide Price
£450,000

Feels like home! - This spacious bungalow has been recently refurbished to a high standard

This attractively presented detached bungalow occupies a superb corner plot position on the favoured western outskirts of the town. Located close to a parade of shops and on a regular bus route, the bungalow enjoys far-reaching views and is within easy reach of both the town centre and open countryside.

In recent years the property has undergone a programme of modernisation and improvement which has included the refitting of the kitchen, shower room and the addition of an en suite cloakroom to bedroom 2. The ceilings have been skimmed, the electrical system has been upgraded and the gas boiler has been replaced with a new energy-efficient gas combination boiler (not shown in current epc).

Other improvements have included the installation of a wood burner which can be enjoyed from both the sitting room and the dining room, and the replacement of the conservatory ceiling to make it a useable space all year round.

- A spacious and much improved detached bungalow
- Occupying a popular and well served location
- Sitting room with a wood burner and superb views
- Dining room, recently refitted kitchen, conservatory
- 3 Good sized bedrooms, cloakroom & shower room
- Garage, extensive parking, corner plot gardens
- Gas fired heating with new boiler, uPVC glazing
- Early viewing highly recommended

The bungalow has been redecorated throughout with new floor coverings and fitted wardrobes added to the bedrooms. The large driveway has also been re-surfaced - which means the property now has a smart high specification feel both inside and out. In more detail:

The dual-aspect sitting room is a lovely bright and spacious room with superb views over the gardens, houses and fields beyond. A central wood burner divides the reception space to form a separate dining area which in turn leads into a spacious conservatory/garden room. The kitchen breakfast room has been refitted to provide an excellent range of cupboards and worktop surfaces. There is ample appliance space and an integrated double oven, hob and canopy hood. A glazed door leads to the side driveway.

An inner hallway with storage gives access to all 3 bedrooms and the shower room. Bedroom 1 has a dual aspect and includes a range of fitted wardrobes. Bedroom 2 is another double bedroom which also has fitted wardrobes and a very useful en suite cloakroom. Bedroom 3 is a good-sized single room with built-in storage making it perfect for use as a bedroom or home office. Finally, the former bathroom has been remodelled to become a smart shower room.

Outside. The driveway provides parking for a number of cars and leads up to the single garage. The main gardens are mainly formed to the front of the bungalow, but because they are elevated from the road and screened by mature hedging they are actually surprisingly private. There is a further area of sheltered garden to the far side of the bungalow which includes a new garden shed.

COUNCIL TAX - BAND D
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS - ///racing.tricky.decanter

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