Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

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

Offers In Excess Of
£390,000

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

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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