



140 Abbot Road,
Bury St. Edmunds, Suffolk, IP33 3UW

MORE THAN MEETS THE EYE! – This modern detached bungalow has 3 bedrooms on the ground floor and a further 2 double bedrooms on the first floor – making it suitable for families or indeed anyone looking for a home with lots of space.

The property is located on the popular western outskirts of Bury St. Edmunds, close to a range of local amenities and within around 1.5 miles of the town centre.

- Extended and much improved detached chalet bungalow
- Occupying an established and well served location
- Reception hall, sitting room, kitchen/diner, cloakroom, bathroom
- 3 ground floor bedrooms, 2 first floor bedrooms
- Gas central heating, new boiler, uPVC sealed unit glazing
- Extensive parking, single garage, enclosed gardens

Offers In Excess Of £425,000





General Information

The property occupies a pleasant non-estate setting on the western outskirts of the town. There is a parade of shops within easy walking distance and a bus stop with a regular bus service into the town centre. Bury St. Edmunds offers an excellent range of educational, recreational and shopping facilities.

As previously mentioned, the property is somewhat larger than you might expect – making an internal viewing essential. The bungalow benefits from uPVC sealed unit glazing and gas fire heating with a new combination boiler. All the rooms are of a good size and enjoy lots of natural light.

On the ground floor: A large reception hall gives access to the dual aspect sitting room and the spacious kitchen diner. The kitchen diner is another bright, dual aspect room and includes space for a dining table. The kitchen area includes an extensive range of cupboards with fitted worktops and ample appliance space. A glazed door leads to the side pathway.

An inner hallway leads to the cloakroom, family bathroom and 3 bedrooms. Bedrooms 1 & 2 are good sized double rooms and Bedroom 3 is a single room which has doors leading into the garden.

On the first floor: A landing area, with eaves storage, gives access to both first floor bedrooms. Bedroom 4 is a very large room with eaves storage, built-in wardrobe and 3 Velux windows providing lots of natural light. Bedroom 5 is another double bedroom with views over the rear gardens.

Outside
The property occupies a slightly elevated position set back well from the road. The front gardens are laid to lawn and include a large parking area. A driveway provides further parking and lead up to the single garage.

The rear gardens afford a good degree of privacy and seclusion and are again laid mostly to lawn and bordered with a variety of mature trees and shrubs.

COUNCIL TAX – BAND E

Directions
From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights turn right into Petticoat Lane, following the road around to the left into Hospital Road. At the sharp bend in the road turn left into Hospital/Abbot Road, and continue along Abbot Road until the property will eventually be seen on the right hand side as marked by our for sale board.

Entrance Hall

Cloakroom

Sitting Room 16'7 x 11'11 (5.05m x 3.63m)

Kitchen/Breakfast Room 16'9 x 10'2 (5.11m x 3.10m)

Bedroom 1 15'10 x 10'1 (4.83m x 3.07m)

Bedroom 2 12'9 x 8'11 (3.89m x 2.72m)

Bedroom 3/Study 12'2 x 7'5 (3.71m x 2.26m)

Bathroom 10'0 x 4'10 (3.05m x 1.47m)

First floor

Bedroom 4 23'8 max x 11'9 (7.21m max x 3.58m)

Bedroom 5 13'1min x 11'8 (3.99mmin x 3.56m)

Garage

Gardens



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.





