

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



12 Albemarle Road,  
Bury St. Edmunds, IP33 3QS

Offers In Excess Of  
£350,000

*A truly spacious bungalow on  
the favoured Western outskirts  
of the town*

MORE THAN MEETS THE EYE! - This substantially extended semi-detached bungalow is much larger than the front elevation might suggest, making an internal viewing essential.

Set in established south-facing gardens the property includes a spacious kitchen/dining room which opens into a superb sitting room with panoramic views and a vaulted ceiling.

The accommodation also includes 2 double bedrooms, a study and a large utility room. There is a separate cloakroom and a shower/wet room.

The bungalow, which is being sold with the benefit of having NO UPWARD CHAIN, has a single garage and extensive parking.

- Significantly extended semi detached bungalow
- Occupying a popular and well served location
- Hall, cloakroom, easy access shower room
- Spacious sitting room with vaulted ceiling
- 18 Ft Kitchen/dining room, utility, study
- 2 Double bedrooms with fitted wardrobes
- Single garage, extensive parking
- Established south facing gardens
- NO CHAIN - Viewing essential



The property provides well-presented accommodation, with large windows and a neutral colour scheme adding to the feeling of light and space. The property benefits from gas-fired central heating and uPVC-sealed unit glazing and facias.

The entrance hall gives access to both double bedrooms, with each having fitted wardrobes. There is a shower room and a separate cloakroom. To the side of the bungalow is a study and a utility room which has doors to both the garage and the outside.

At the heart of the home is an impressive kitchen/dining room providing an extensive range of kitchen units, worktop surfaces and appliances including an integrated fridge, double oven and hob. The sitting room is situated through bi-folding doors which serve to separate both areas or open up to become a much larger entertaining/reception space. The sitting room has a vaulted ceiling, Velux windows and large picture windows overlooking the gardens.

#### Outside

The gardens to the front of the bungalow include a large block paved driveway providing ample parking and access to the garage which has a motorised roller door. A side access leads to the rear gardens which enjoy a south facing aspect and are planted with a wide variety of shrubs and trees. The gardens also feature a lawn, patio area and vegetable plot.

COUNCIL TAX - BAND - C  
ENERGY PERFORMANCE RATING - C  
COUNCIL - West Suffolk  
Ofcom - Broadband Ultra fast available / Mobile coverage - All likely  
What 3 Words - ///orders.consonant.lollipop



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.

