



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

Valtina Bury Road,
Lawshall, IP29 4PL

Guide Price
£525,000

Ticking every box on your wish list, in the heart of the Suffolk countryside

This superbly presented detached bungalow has been thoughtfully refurbished over the last 7 years by the present vendors and now provides an excellent range of exceptionally comfortable accommodation.

Set in large established gardens, the bungalow enjoys a west-facing aspect with wonderful views across open farmland.

The property includes a large outbuilding, which is currently being used for recreation but could easily become a very spacious home office.

It is rare to find a property where the outside is every bit as impressive as the inside, making this lovely home a 'MUST SEE' for anyone who is looking for something rather special.

- Immaculately presented detached bungalow
- Occupying a lovely setting with far reaching views
- Having been beautifully refurbished in recent years
- Hall, fitted kitchen, dining room, large utility room
- 3 Good sized bedrooms, en suite and shower room
- Superb outbuilding housing games room and gym
- Stunning gardens with large terrace and pergola
- Viewing highly recommended



In more detail, the accommodation comprises:

The entrance hall leads into the kitchen and dining room. These 2 spaces are only separated by a central brick chimney feature, so they have the feel of something more open plan. The kitchen includes an extensive range of fitted units and worktop surfaces with an integrated dishwasher, fridge freezer and Smeg oven. Leading off the kitchen is an equally large utility room with further cupboards and a door to the outside - an ideal room for muddy boots and muddy paws!

There is also a double bedroom on this side of the bungalow, which has an en suite shower, making it perfect for guests. There is a further shower room leading off the entrance hall, which is of a good size and has been appointed to a high standard.

The dual aspect sitting room includes a large display and media wall with recessed lighting. French doors lead out onto the large decked terrace.

An inner hallway gives access to 2 further bedrooms. Bedroom 1 has a dual aspect and also has French doors to the outside - perfect for having your first coffee of the morning while enjoying the stunning views! Bedroom 2 includes a fitted wardrobe.

Outside: Both front and rear gardens are well stocked with a wide variety of shrubs and trees. A driveway to the side of the front gardens provides ample parking. A side access leads to the rear gardens, which feature a very large decked terrace which provides the perfect space for entertaining.

There is a large purpose-built outbuilding towards the right-hand boundary of the garden which is currently being used as a games room, gym and bar, but undoubtedly, this space could have a variety of uses. Finally, there is a covered pergola, which is the perfect space to relax and embrace such an idyllic setting.

Agents Note: There have been 2 sets of planning permission approved in the past for the substantial extension of the bungalow. Whilst these have now lapsed, it does indicate that the bungalow offers potential for extension if required.

EPC RATING - F COUNCIL TAX -BAND D COUNCIL -
Babergh
SERVICES - Mains water, electricity and drainage. Electric heating
BROADBAND - Ofcom states standard broadband is available
Mobile - Ofcom states all mobile providers are likely
WHAT3WORDS - [///focus.fits.permanent](https://www.what3words.com/focus.fits.permanent)



01284 755526

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk, IP33 1NE

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.

