

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



28 Sherborne Road,
Bury St. Edmunds, IP33 2EN

Guide Price
£315,000

An attractively presented detached bungalow on the favoured western outskirts of the town

If you have been searching for a spacious home in a well-served location, this extended detached bungalow could be ideal.

Located approximately 1.5 miles from the town centre, on a regular bus route and close to a parade of shops, the property is being sold with the benefit of having NO ONWARD CHAIN.

The bungalow has been extended to the side and now includes a larger reception hall which provides a study area.

Set in fully enclosed gardens and facing a small green, the property has a single garage and an extended parking area.

As bungalows on the West side of town are in high demand, we would recommend an early internal viewing

- Well maintained extended detached bungalow
- Occupying a well served residential setting
- Gas fired heating, uPVC sealed unit glazing
- Sitting room/dining room, fitted kitchen
- 3 Good sized bedrooms, bathroom, cloakroom
- Garage, ample parking, enclosed gardens
- NO ONWARD CHAIN - Early viewing advised



The property has large windows and a neutral colour scheme, adding to the feeling of light and space. Benefiting from gas-fired central heating and uPVC sealed unit glazing the bungalow has lots of built-in storage and in more detail comprises:

As you enter the bungalow the extended reception hall provides enough space to be used as a study area. The sitting room/dining room includes patio doors leading into the rear gardens. The kitchen is fitted with a range of units and has ample appliance space. There is a fitted gas hob and an integrated double oven. A part glazed door gives access to the outside.

There are 3 good sized bedrooms, Bedroom 1 is a particularly spacious room and includes fitted wardrobes. Bedroom 2 is another comfortable double room and bedroom 3 is a single room with a useful built-in cupboard.

Finally, the bathroom has been converted into a shower room and there is a separate cloakroom.

Outside

The front gardens are enclosed by mature hedging and face a small recreation green. A side access leads to a sheltered patio area and the rear gardens which afford an excellent degree of privacy include a lawn with planted borders.

A rear gate leads to the single garage and a block paved parking area with parking for 2/3 cars

COUNCIL TAX - BAND - D

ENERGY PERFORMANCE RATING - TBC

COUNCIL - West Suffolk

SERVICES - All main services are connected

Ofcom - Broadband Ultra fast available / Mobile coverage - All likely

What 3 Words ///proved.smaller.locker



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