Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Glyfida, Bury Lane, Stanton, Bury St. Edmunds, Suffolk, IP31 2DF

TRULY EXCEPTIONAL – This beautifully presented detached bungalow has recently undergone a comprehensive programme of modernisation and refurbishment and is now offered for sale in first-class condition throughout.

The bungalow occupies a pleasant non-estate village setting and is somewhat larger than you might expect – making an internal inspection essential in order to fully appreciate both the size and standard of accommodation on offer.

- Fully refurbished individual detached bungalow
- Non-estate setting, close to the village centre
- Large triple aspect sitting room, superb kitchen/dining room
- Master bedroom with en suite shower room,
- 2 further bedrooms, family bathroom
- Enclosed gardens, extensive parking – Viewing essential

Guide Price £365,000

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General Information

The bungalow occupies a pleasant non-estate position close to the centre of the village. Stanton offers an excellent range of amenities including Primary School, Church, Mini Market, Post Office, Hairdressers, Public House, Petrol Station, Community Centre and Doctors Surgery.

The historic market town of Bury St. Edmunds is around 10 miles to the south, where you will find superb educational, recreational and shopping facilities. Diss is around 13 miles to the north and has a mainline rail link to London Liverpool Street.

The property, which is thought to have been built in 1977, has been completely refurbished within the last 6 months to an exceptionally high standard. The well-appointed accommodation has a bright contemporary feel and benefits from oil fired central heating, cavity wall insulation and new uPVC sealed unit glazing.

The layout has also been changed significantly providing well-proportioned rooms and a very social living space with double doors connecting the kitchen, dining and sitting room areas.

The kitchen includes a number of integrated appliances including a double oven, microwave, hob, cooker hood, dishwasher, washing machine and fridge freezer.

In our opinion, the bungalow would be perfect for family living, retirement or indeed anyone looking for a quality village home with a flexible layout and a contemporary yet very comfortable feel.

Outside
The gardens to the front of the bungalow have been hard landscaped to provide parking for a number of cars. A side access leads to the enclosed rear gardens which have just been seeded to provide a good-sized lawn.

Council Tax Band C.

Directions
Leave Bury St. Edmunds on the A143 Diss Road. Continue through the villages of Great Barton and bypass Ixworth. On reaching Stanton turn right onto Old Bury Road and proceed to the centre of the village. At the War Memorial turn right into The Street then right again into Bury Lane. The property will eventually be seen on the right hand side.

Sitting Room 25'7 max x 12'0 (7.80m max x 3.66m)

Kitchen/Diner 19'10 x 14'2 max (6.05m x 4.32m max)

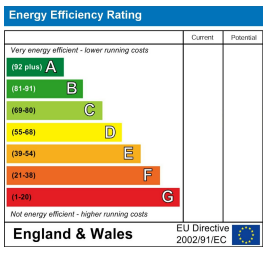
Master Bedroom 12'11 max x 10'0 (3.94m max x 3.05m)

En Suite Shower

Bedroom 2 11'11 x 10'11 (3.63m x 3.33m)

Bedroom 3 12'11 x 7'6 (3.94m x 2.29m)

Bathroom



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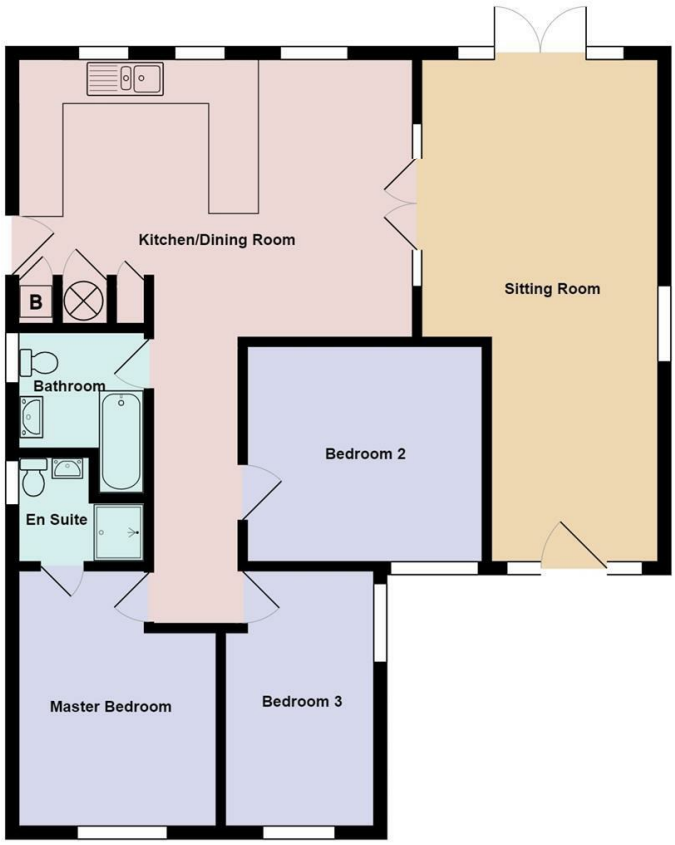
Kitchen/Dining Room
Sitting Room
B
Bathroom
Bedroom 2
En Suite
Master Bedroom
Bedroom 3

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