Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

114 Horringer Road,
Bury St. Edmunds, IP33 2DP

Guide Price
£325,000

*Lovely gardens, great location, lots of potential*

If you have been looking for a property you can really add value to, this extended detached bungalow offers plenty of potential. The existing layout provides a generous range of reception accommodation, a ground floor double bedroom, and an attic bedroom, giving flexibility for a variety of needs.

Set in large, established gardens with extensive off-road parking, the property enjoys a non-estate position on the favoured western outskirts of the town. It is conveniently located close to a parade of shops and approximately 1.5 miles from the town centre.

Whilst the bungalow has been well maintained, it is now ready for some updating, presenting a great opportunity to modernise and personalise to your own taste.

- Extended double bay fronted detached bungalow
- Occupying a popular and well served location
- Hall, large sitting room, separate dining room
- Fitted kitchen, garden room, shower room
- Ground floor double bedroom, attic bedroom
- Large established gardens, ample parking
- Gas central heating, uPVC sealed unit glazing
- NO UPWARD CHAIN

The property benefits from gas-fired central heating and uPVC sealed unit double glazing and is being sold with no upward chain.

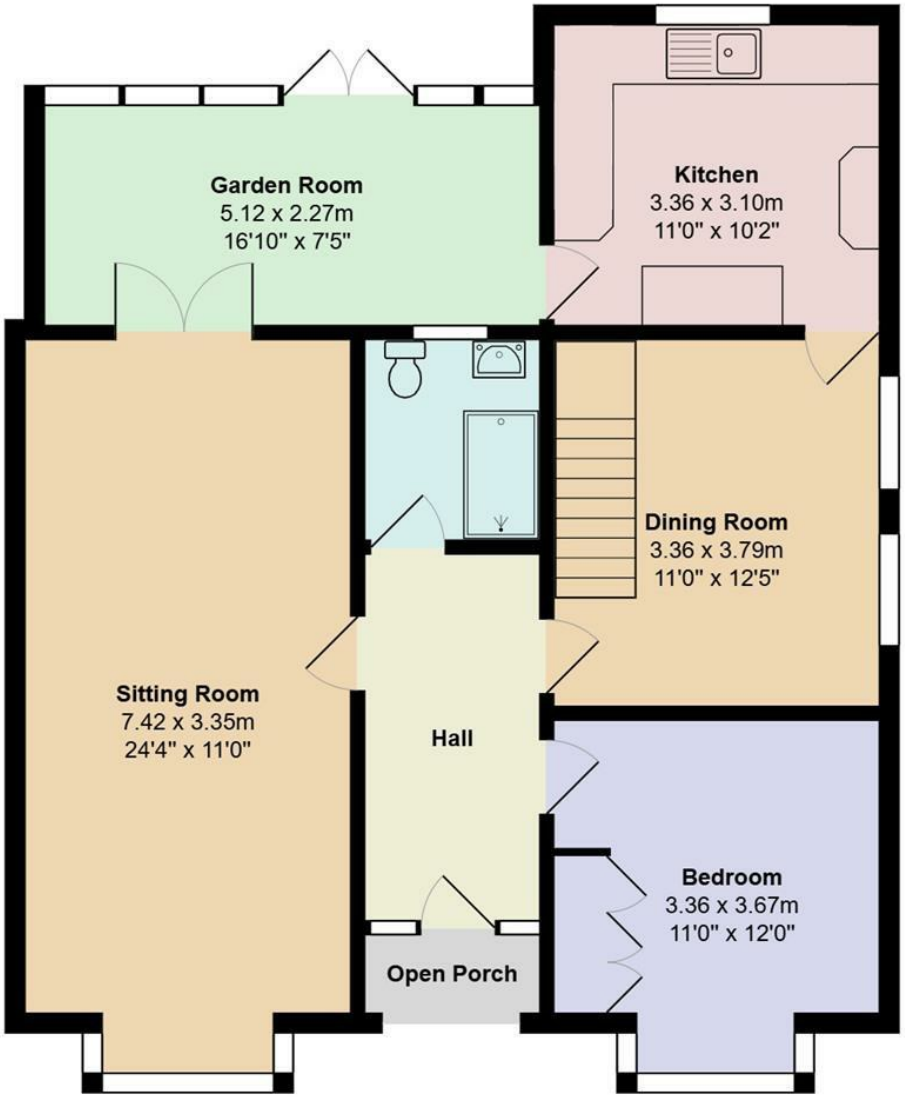
In more detail, the accommodation comprises a spacious entrance hall which leads into the large sitting room. This generous space is thought to have originally been two separate rooms, and a dividing wall could potentially be reinstated to create an additional bedroom, subject to requirements.

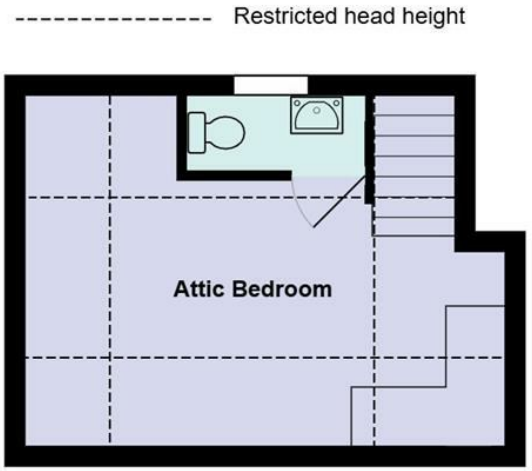
The hallway also provides access to a smartly presented shower room and a sizeable double bedroom. There is a separate dining room with a staircase leading to the first floor. To the rear, the bungalow has been extended to include a well-proportioned kitchen and a separate garden room, offering further flexibility and living space.

On the first floor is an attic bedroom with an adjoining cloakroom. This area was converted some years ago and may not fully comply with current building regulations; however, with some updating, it has the potential to make a lovely master bedroom.

Outside, the property is set well back from the road, with a gravelled area providing ample off-road parking. The remainder of the front garden is laid to lawn. The rear garden is particularly generous in size and offers a high degree of privacy and seclusion. Laid mainly to lawn and planted with a wide variety of mature shrubs and trees, it also features a large decked terrace—ideal for outdoor entertaining or relaxing.

COUNCIL TAX -BAND C
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///bricks.hike.operation




First floor

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