Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Deraleen, Baileypool Road, Pakenham, Bury St. Edmunds, Suffolk, IP31 2LX

SO MUCH POTENTIAL – This spacious detached bungalow has been well maintained but is a little dated inside – making it perfect for anyone wanting to put their 'own stamp' on a home whilst significantly increasing its value.

The property is set in lovely gardens which extend to almost 0.5 of an acre (subject to survey) and occupies an idyllic semi-rural setting, bordering open countryside and yet within 7 miles of the thriving market town Bury St. Edmunds.

- Detached bungalow providing potential to update and extend
- Occupying a superb edge of village setting
- Entrance porch, cloakroom, sitting room, kitchen/diner, family room
- 3 Bedrooms, shower room, attic room/conversion potential
- Oil fired central heating, uPVC sealed unit glazing. CHAIN FREE
- Approaching 0.5 of an acre, double garage & extensive parking

Guide Price £450,000

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General Information

The property occupies a superb semi-rural location, bordering open countryside and on the edge of the popular and picturesque Suffolk village of Pakenham. Pakenham has a church, village hall, post office and public house/restaurant. The much larger village of Ixworth is around 0.5 miles away and offers a much wider range of amenities. The historic market town of Bury St. Edmunds is around 7 miles away and provides an excellent range of educational, recreational and shopping facilities.

This individual detached bungalow was constructed in 1962 and has been owned since then by the same family. The property was extended some years ago and improvements have included the replacement of the uPVC sealed unit glazing and the upgrading of the oil fired central heating system.

Whilst the property has been well maintained it is now a little dated and therefore offers great potential. In our opinion, the bungalow lends itself to being further extended, either into the loft space or to the side and rear (if required and subject of course to consent).

The accommodation includes a spacious kitchen/diner which leads into a triple aspect family room. There is a separate sitting room and 3 good sized bedrooms. There is also an attic room which is accessed via a loft ladder from the inner hallway.

Outside
The property occupies a slightly elevated position, set back from the road and is approached over a driveway providing ample parking. There are 2 single garages with a useful store /workshop to the rear. The main gardens are formed to the side of the bungalow and are subdivided into 2 main areas - 1 which includes a small orchard and an area for wildflowers and the other which includes a large area of lawn, summer house and ornamental pond. The gardens are bordered by mature hedging which offer a very good degree of privacy.

Agents Note: Whilst the property is being sold CHAIN FREE it is subject to Probate which has been applied for but as yet not granted.

COUNCIL TAX BAND - D

Directions
From Bury St. Edmunds proceed north on the A143 Diss Road, passing through Great Barton and just before reaching the roundabout at Ixworth take the right hand turning into Mill Road. Continue past the Water Mill and the telephone box, eventually turning left on a bend into Baileypool Road. The property will then be seen on the right as marked by our for sale board.

Entrance Porch

Cloakroom

Sitting Room 17'10 x 10'10 max (5.44m x 3.30m max)

Kitchen/Diner 16'0 x 15'5 (4.88m x 4.70m)

Family Room 15'5 x 14'9 (4.70m x 4.50m)

Shower Room

Bedroom 1 11'11 x 8'11 (3.63m x 2.72m)

Bathroom 2 12'0 x 8'11 (3.66m x 2.72m)

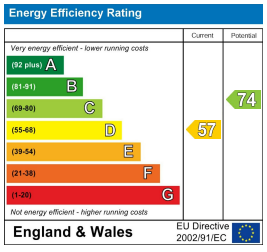
Bedroom 3 8'10 x 7'10 (2.69m x 2.39m)

Garage 1 17'0 x 8'9 (5.18m x 2.67m)

Garage 2 17'0 x 8'9 (5.18m x 2.67m)

Store 8'10 x 6'0 (2.69m x 1.83m)

Attic Room 11'9 x 11'2 (3.58m x 3.40m)



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 fitting. 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 web site, please contact our offices immediately.

Family Room
Larder
Kitchen / Diner
Bathroom
Bedroom 2
Hall
Side Hall
Cloakroom
Bedroom 1
Bedroom 3
Sitting Room
Porch
Store
Garage
Garage
Attic Room

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