THE
Mortimer
& Gausden
PARTNERSHIP

Rectory Lodge Depden,
Bury St. Edmunds, IP29 4BU

Guide Price
£650,000

## *A stunning single-storey home set in exceptional gardens of around 0.75 of an acre*

This superbly presented and highly individual detached bungalow occupies a wonderful setting in the small village community of Depden - an area surrounded by open countryside and around 7 miles from the historic market town of Bury St Edmunds.

The property is understood to have originally been a reading room for the nearby church and was converted and substantially extended some years later. The bungalow provides a very flexible range of accommodation, which has been particularly well appointed throughout, combining character and modern-day practicality.

The large landscaped gardens, lovingly created by the present owners, are just one of the many notable features the property has to offer- making an early viewing essential.

- Highly individual detached bungalow
- Set in beautifully landscaped gardens
- Superb sitting room, dining room/bed 3
- Bespoke fitted kitchen/breakfast room
- Bedroom 1 with dressing room and en suite
- Guest bedroom with en suite shower
- Extensive parking, pond, walled patio
- Around 0.75 of an acre private grounds

The property is beautifully presented throughout and has attractive brick and flint elevations. It has sealed unit glazing, oil-fired heating and in more detail, the accommodation comprises:

A front entrance with exposed brick and flint walling gives access to the inner hallway, which includes a useful storage cupboard and a cloakroom

The triple aspect sitting room includes a central wood burner feature, which is actually run on propane gas for convenience. A set of doors leads directly out to the gardens, making it perfect for relaxing and entertaining.

The kitchen/breakfast room is a lovely feature of the home, fitted with an extensive range of units and offering plenty of space for everyday dining. There is also a charming snug/reading area, creating a sociable and comfortable heart to the bungalow. The kitchen includes an integrated dishwasher, washing machine and dryer. There is also a gas cooking range and space for an American-style fridge freezer.

The principal bedroom has an en suite bathroom complete with a bath and a separate shower. The adjoining room is currently being used as a large dressing room, but this space could easily be adapted to become a 4th bedroom if needed.

There is a guest bedroom that includes an en suite shower room and a further bedroom which is currently being used as a dining room

Outside
The gardens are a real highlight. Extending to around three-quarters of an acre, they have been beautifully landscaped by the present owners and include extensive lawns, a natural pond, well-stocked borders, a wide variety of shrubs and trees, and several patio/seating areas. There is also plenty of parking leading up to the property.

EPC Rating - TBC
Private drainage, mains electric and water connected.
Oil central heating
What3Words: ///buzzards.straw.observers
Ofcom states all mobile phone providers are likely.
Ofcom states ultrafast broadband is available.

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