



## 5 Rosbrook Close, Bury St. Edmunds, Suffolk, IP33 3QP

This individual detached bungalow occupies a 'tucked away' position, on the popular western outskirts of the town and has the makings of a wonderful home.

Located close to a parade of shops, on a bus route and within easy reach of the town centre, this spacious bungalow will require some updating – providing an ideal opportunity for those people wanting to put their 'own stamp' on a property whilst increasing its value.

- Non-Estate CHAIN FREE detached bungalow
- Located close to all local amenities
- Hall, large dual aspect sitting room, kitchen
- 3 Bedrooms, bathroom, cloakroom
- Gas central heating, uPVC sealed unit glazing
- Enclosed gardens, timber garage, extensive parking



Guide Price £350,000



## General Information

The property occupies a pleasant cul de sac setting within an established residential area on the western outskirts of the town. There are a range of local shops very close by and the bungalow is also situated on a regular bus route. The town centre is around 1½ miles away and provides an excellent range of cultural, educational, recreational and shopping facilities.

Whether you are looking for the perfect place to retire to or just looking for a good sized family home, this CHAIN FREE detached bungalow is bound to appeal. The property has been well maintained whilst still offering scope for some cosmetic updating. The accommodation has a light and airy feel and benefits from gas fired central heating and uPVC sealed unit glazing.

The entrance hall gives access to the sitting room which is dual aspect with a feature fireplace. The kitchen is large enough for a breakfast table and includes a door to the outside. There are 3 bedrooms in total, all of which are large enough to be used as double rooms. The 3rd bedroom is currently being used as a dining room. Finally, there is a separate bathroom and cloakroom. The bathroom is currently fitted with an adapted bath for ease of access.

### Outside

The property occupies a good sized corner plot which is almost entirely hard landscaped for ease of maintenance. A driveway to the side of the bungalow provides ample parking and access to a small timber garage. The rear gardens afford an excellent degree of privacy and seclusion and are planted with a variety of mature shrubs and trees. There is an area of paving, flower borders and a garden shed.

Agents Note. Whilst the property is CHAIN FREE, probate has yet to be granted.

### Directions

From the town centre proceed along Westgate Street crossing over the roundabout into Out Westgate. At the traffic lights turn right into Petticoat Lane and follow the road round to the left into Hospital Road. At the sharp bend in the road turn left into Abbot Road. Take the 4th right hand turning into Cadogan Road then take the next left into Rosbrook Close.

## Hall

Sitting Room 17'10 x 12'0 min (5.44m x 3.66m min)

Kitchen 11'2 x 10'2 (3.40m x 3.10m)

Dining Room /Bedroom 3 10'6 x 9'2 (3.20m x 2.79m)

Bedroom 1 12'2 x 11'5 (3.71m x 3.48m)

Bedroom 2 11'5 x 8'11 (3.48m x 2.72m)

Bathroom

Cloakroom

Timber Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



