Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

13 Smithy Close, Stanningfield,
Bury St. Edmunds, IP29 4RH

Guide Price
£250,000

Embrace village life - Sit back, relax and enjoy the view!

This well-maintained, semi-detached bungalow is deceptively spacious, making an internal viewing essential.

Set in established gardens with lovely views across open countryside, the property also features a single garage and a driveway with ample parking.

The well-proportioned accommodation benefits from oil-fired central heating and uPVC sealed unit glazing.

Stanningfield is a small village with a strong sense of community. The neighbouring village of Great Whelnetham offers additional amenities, and the thriving market town of Bury St. Edmunds is just 6 miles away.

- Surprisingly spacious semi detached bungalow
- Occupying a lovely location with open views
- Spacious sitting room, kitchen, conservatory
- 2 Double bedrooms, shower room
- Oil central heating, uPVC sealed unit glazing
- Long driveway, single garage, lovely gardens
- Early viewing advised

We were pleasantly surprised by how much space this bungalow offers and even more impressed by the lovely rear views.

Whether you're seeking a home for your later years, with everything conveniently on one level, or a property where you can add value, this excellent semi-detached bungalow is sure to catch your interest. In more detail, it comprises:

The spacious entrance hall provides access to all rooms, including the large sitting room, which features sliding patio doors leading to the conservatory. The kitchen also connects to the conservatory and offers plenty of fitted cupboards and countertop space. There is ample room for appliances and a kitchen table. The oil-fired boiler serves the central heating system.

The shower room includes a double shower enclosure, washbasin, toilet, and bidet. Both bedrooms are generously sized. Bedroom 1 is currently being used as an additional reception room, while Bedroom 2 has fitted wardrobes with sliding doors.

Outside: The front garden is planted with a variety of mature shrubs, and a driveway to the side of the bungalow provides ample parking and access to the single garage.

The rear garden is fenced, with new picket fencing at the back boundary allowing uninterrupted views of the farmland beyond. The established garden includes a lawn area and a sheltered patio.
COUNCIL TAX - BAND B
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES -Mains water, electricity and drainage, oil heating
BROADBAND - Ofcom states Superfast broadband is available
Mobile - Ofcom states all providers are likely
WHAT3WORDS -///expansion.distract.zeal

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