Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Willow View, 3 Benyon Gardens, Culford, Bury St. Edmunds, Suffolk, IP28 6EA

A LOVELY HOME IN A LOVELY SETTING – This well presented detached bungalow offers very comfortable accommodation and would be perfect for those people looking to downsize or perhaps retire.

The property, which benefits from oil fired central heating and uPVC sealed unit glazing, is set in established gardens with ample parking and a single garage.

- Attractively presented modern detached bungalow
- Occupying a much sought after village setting
- Hall, sitting room, kitchen, 2 double bedrooms, bathroom
- Oil fired central heating, uPVC sealed unit glazing
- Enclosed gardens, single garage, ample parking
- Early internal viewing highly recommended

Guide Price £325,000

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General Information

The property occupies a very pleasant setting in a quiet residential cul de sac. The bungalow enjoys a lovely open aspect to the front and is set back from the road with lawned gardens and a driveway which provides ample parking. Culford is perhaps best known for its Independent School but also for its surrounding countryside and forestry.

The thriving market town of Bury St. Edmunds is around 5 miles away or a 10-minute drive, making the bungalow perfect for anyone wanting to enjoy village life whilst still being close to all amenities.

As previously mentioned, the property offers well maintained accommodation and benefits from oil fired central heating and uPVC sealed unit glazing. Many rooms have a dual aspect which adds to the feeling of light and space.

The entrance hall leads into a well proportioned sitting room with a feature fireplace. The kitchen includes ample cupboards, worktop surfaces and appliance space. There is a recently installed oven, hob and cooker hood. There is space for a small breakfast table and a door which leads out into the rear gardens. An inner hall gives access to both double bedrooms and the bathroom.

Whilst the bungalow is certainly of a good size it is worth noting that there is ample space to extend (if required and subject of course to consent).

Outside
In addition to the front gardens and driveway, there is a single garage and enclosed rear gardens which afford a good degree of privacy and seclusion. The gardens are laid mostly to lawn and include a vegetable plot, garden shed and summer house.

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Directions
From Bury St. Edmunds town centre proceed along Northgate Street crossing over the roundabout into Out Northgate. Continue into Fornham Road and on reaching the traffic lights turn right onto the B1106 towards Fornham Saint Martin. Continue to follow the road into the village and on reaching the roundabout continue straight over towards Culford (B1106) On reaching Culford turn right into Benyon Gardens and the bungalow will be seen on the left-hand side.

Entrance Hall

Sitting Room 17'9 x 12'9 (5.41m x 3.89m)

Kitchen 12'9 x 8'7 (3.89m x 2.62m)

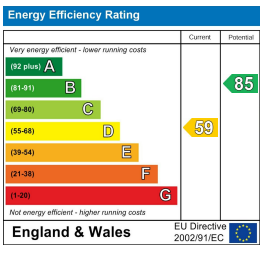
Bedroom 1 14'1 x 10'6 min (4.29m x 3.20m min)

Bedroom 2 11'10 x 9'6 (3.61m x 2.90m)

Bathroom 7'9 x 6'6 (2.36m x 1.98m)

Garage

Gardens



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Kitchen
B
Bathroom
Bedroom 2
Inner Hall
Sitting Room
Bedroom 1
Hall

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