Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

34 Norman Road,
Bury St. Edmunds, IP32 6BY

Guide Price
£350,000

A neat and tidy established Bungalow towards the end of a quiet no-through road, close to town.

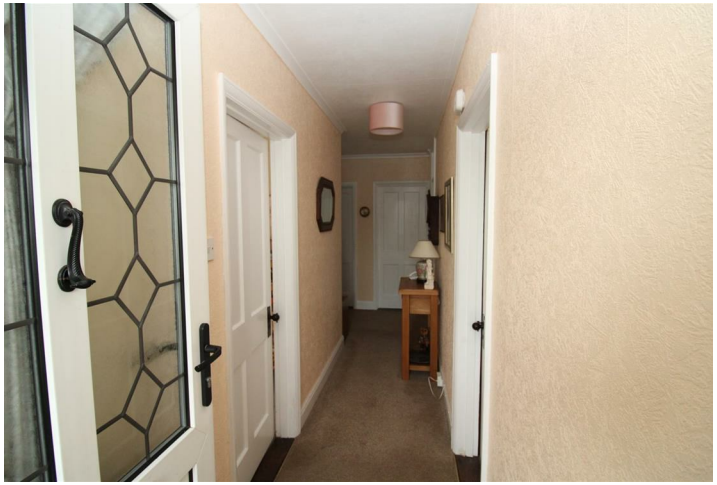
Chain-free and ideal for anyone looking for a single storey home, in a quiet tucked away location.

The Property is new to the market for the first time in approximately 50 years, a lucky opportunity for someone now to move in, update it and make it their own.
Offering a flexible layout, with the possibility of two receptions, two bedrooms, or one reception and three bedrooms - PLUS a lean-to utility space to the rear, and conservatory.

With ample room to one side (and rear) to potentially extend, if needed - subject to gaining the relevant permissions - or simply add some of your own personal touches to the existing interior spaces.

Detached - quiet no through road - near to amenites - chain-free - position & potential - don't miss this one!

- Chain-Free Detached Bungalow
- Two / Three bedrooms
- Kitchen, Shower Room, lean-to utility
- Lounge and Dining / Bed 3 with bay windows
- Conservatory, gardens front and rear
- Off-road parking for 3-4 cars
- Gas central heating, uPVC double glazing



Accommodation comprises in brief -
Entrance porch, with leaded glazed door leading into a central hallway - with high ceilings and original panel interior doors.

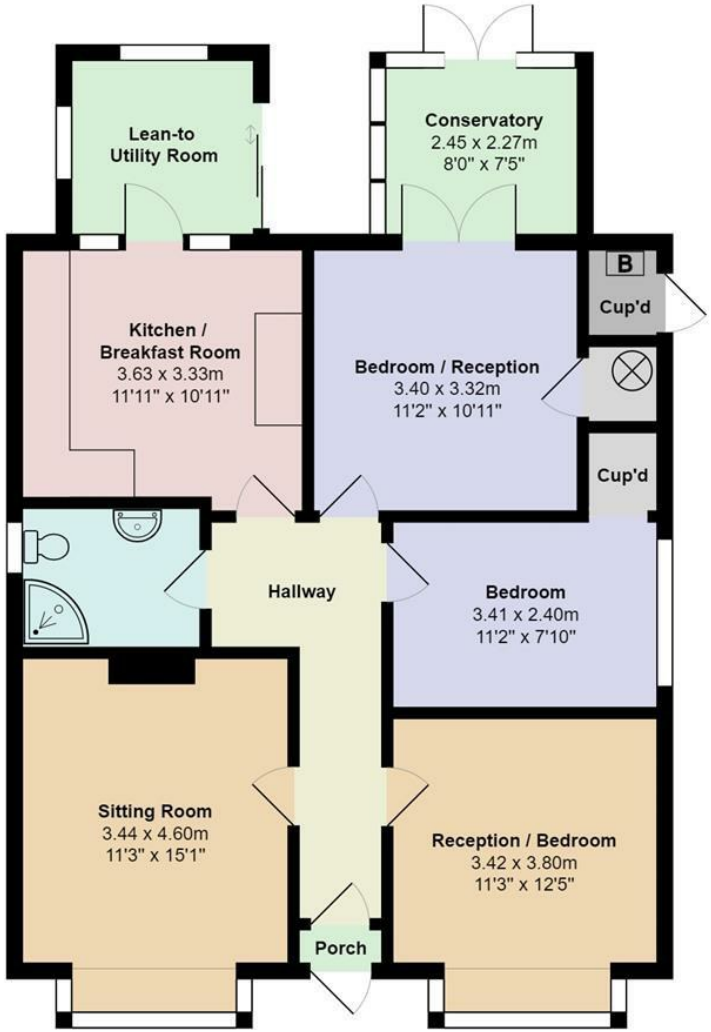
The Sitting room is a good size, and bright with its box-bay to the front - and feature electric fireplace. The other principal room to the front with a bay window is currently used as a dining/sitting room. There is a second bedroom, window to the side, and spacious shower room.
The rear bedroom is a good size, with French doors leading out to the conservatory and accessing rear gardens. This room also could potentially make a lovely second reception room due to the position next to the conservatory.

A spacious kitchen-breakfast room, features plenty of cupboard space and room for a table, this could be updated cosmetically to suit a new buyer's personal taste. The kitchen leads out via a half-glazed door into a lean-to utility space with plenty of room for laundry appliances, and sliding patio doors to rear garden.

Externally - there is a traditional front garden area and central pathway to the front door and driveway to one side with wrought iron gates. Timber driveway gates, give privacy to a large area to the side, currently providing shingled parking. There is a door to an external cupboard housing the gas boiler.
The back garden is well stocked, and very private with fenced boundaries and mature plants.

The property in our opinion has been well looked after by the current owners, and in part updated eg uPVC double glazing - but is a little dated in style, and could give a new buyer the exciting opportunity to refresh it to suit their personal taste.

EPC - D
Council - West Suffolk
Council Tax Band - D
Broadband - Ultrafast Available / Mobile services OFCOM states all are available, outdoors
Mains services - Electricity, Gas, Water, drainage
what3words///reframe.excellent.smiling



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 fittings. 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 website, please contact our offices immediately.

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