Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

12 Albemarle Road,
Bury St. Edmunds, IP33 3QS

Offers In Excess Of
£350,000

A truly spacious bungalow on the favoured Western outskirts of the town

MORE THAN MEETS THE EYE! - This substantially extended semi-detached bungalow is much larger than the front elevation might suggest, making an internal viewing essential.

Set in established south-facing gardens the property includes a spacious kitchen/dining room which opens into a superb sitting room with panoramic views and a vaulted ceiling.

The accommodation also includes 2 double bedrooms, a study and a large utility room. There is a separate cloakroom and a shower/wet room.

The bungalow, which is being sold with the benefit of having NO UPWARD CHAIN, has a single garage and extensive parking.

- Significantly extended semi detached bungalow
- Occupying a popular and well served location
- Hall, cloakroom, easy access shower room
- Spacious sitting room with vaulted ceiling
- 18 Ft Kitchen/dining room, utility, study
- 2 Double bedrooms with fitted wardrobes
- Single garage, extensive parking
- Established south facing gardens
- NO CHAIN - Viewing essential

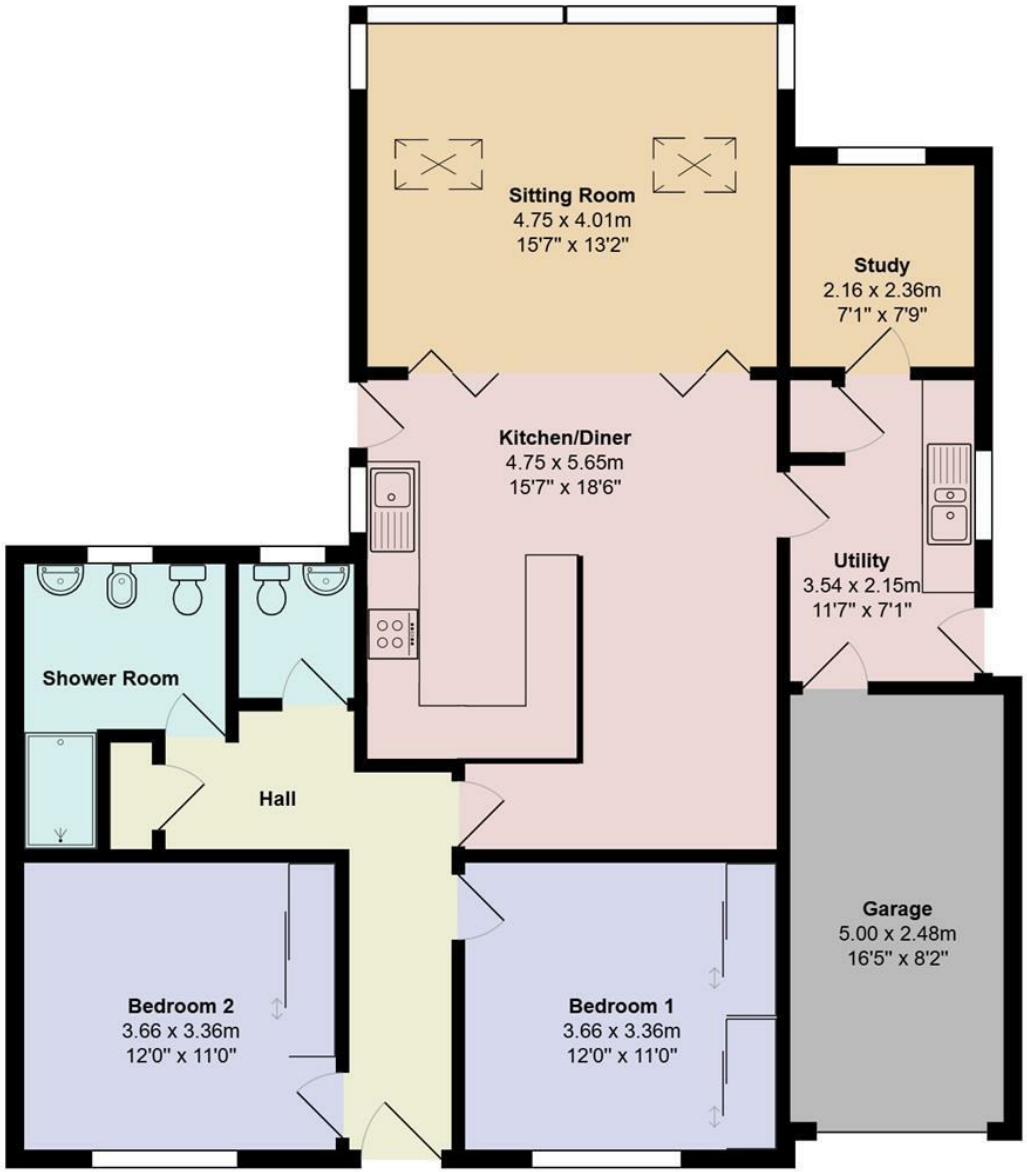
The property provides well-presented accommodation, with large windows and a neutral colour scheme adding to the feeling of light and space. The property benefits from gas-fired central heating and uPVC-sealed unit glazing and facias.

The entrance hall gives access to both double bedrooms, with each having fitted wardrobes. There is a shower room and a separate cloakroom. To the side of the bungalow is a study and a utility room which has doors to both the garage and the outside.

At the heart of the home is an impressive kitchen/dining room providing an extensive range of kitchen units, worktop surfaces and appliances including an integrated fridge, double oven and hob. The sitting room is situated through bi-folding doors which serve to separate both areas or open up to become a much larger entertaining/reception space. The sitting room has a vaulted ceiling, Velux windows and large picture windows overlooking the gardens.

Outside
The gardens to the front of the bungalow include a large block paved driveway providing ample parking and access to the garage which has a motorised roller door. A side access leads to the rear gardens which enjoy a south facing aspect and are planted with a wide variety of shrubs and trees. The gardens also feature a lawn, patio area and vegetable plot.

COUNCIL TAX - BAND - C
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
Ofcom - Broadband Ultra fast available / Mobile coverage - All likely
What 3 Words - ///orders.consonant.lollipop



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