



NORMAN ROAD

BURY ST. EDMUNDS, IP32 6BU

£375,000
FREEHOLD

Discover this well presented detached three-bedroom bungalow perfectly situated near local amenities, transport links and the historic town centre of Bury St Edmunds. The property combines comfort, convenience and spacious accommodation throughout, perfect for those seeking single storey living. The home boasts a generous size sitting room and an open plan kitchen/dining room offering seamless space for entertaining. Three good size bedrooms and a family bathroom. The home is set on a large corner plot with well-maintained gardens to front and rear with the added benefit of a garage an ample off-road parking. An internal viewing is recommended to appreciate the space and desirable location.

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- Well Presented Detached 3 Bedroom Bungalow • Stylish Kitchen/Dining Room • Spacious Sitting Room • Gas Fired Central Heating • Garage & Driveway Parking • Three Good Sized Bedroom • Within Walking Distance Of Town Centre • Well Maintained Large Wrap Around Garden • Viewing Is Highly Recommended • Take A Look Through The 360 Virtual Tour



Entrance Porch

Window panels and windows to side. Door to the entrance hall.

Entrance Hall

Welcoming entrance hall with wood effect flooring. Loft access and a radiator.

Sitting Room

Well-proportioned room with bay window to the front, enjoying plenty of natural light. Electric fireplace with surround. Ceiling fan and radiator.

Kitchen/Dining Room

Modern kitchen with a range of wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Integrated oven and hob with extractor hood over. Space for washing machine, dishwasher and a full fridge freezer. Central island with low level cupboards for storage. Sky light and a window to side. Doors accessing the garden and driveway. Electric heater. Opening seamlessly to the dining area making it a lovely entertaining space with ceiling fan and radiator.

Bedroom 1

Good sized double room with built in wardrobes and shelving units inside. A bay window to the front and radiator.

Bedroom 2

Spacious double room with a storage cupboard. Window to rear and radiator.

Bedroom 3

Generous size single room, currently being used as an office. Storage cupboard with window to the side and housing the boiler. Window to side. Radiator

Bathroom

Fully tiled suite with WC and wash basin vanity unit. Separate shower cubicle and bath. Window to side and radiator.

Front Garden

The property enjoys an enclosed front driveway offering ample parking and access to the garage. With a well maintained raised front garden and pathway leading around the large corner plot with gated access to the rear garden.

Rear Garden

Fully enclosed by fencing, bordered by a low maintenance raised decorative stone beds. Laid mainly to a well-kept lawn and a lovely patio seating area for entertaining. Shed for storage.

Garage

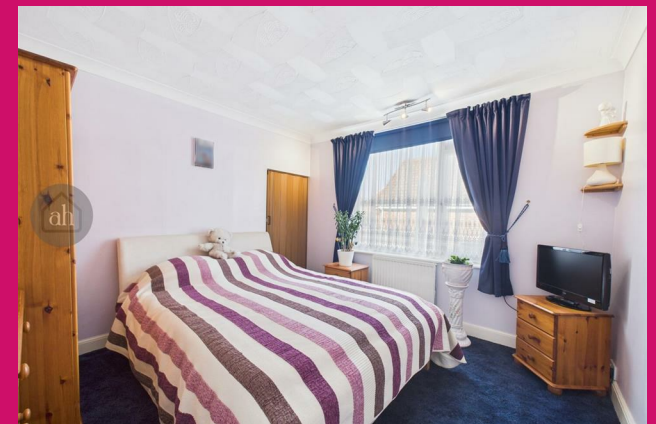
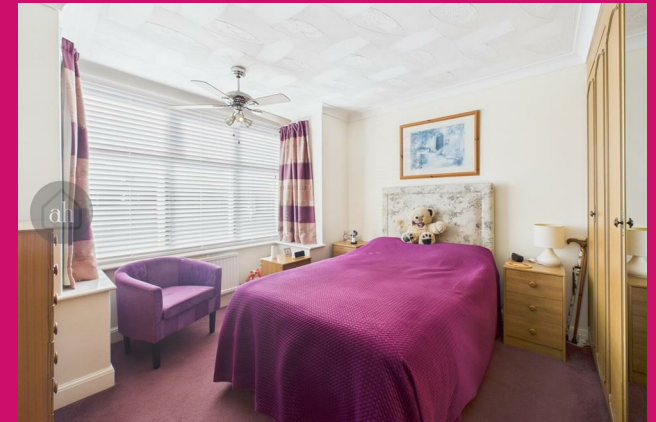
Inspection pit, electric up and over door. Power connected

Agent's Note

The property benefits from owned solar panels.



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Approximate total area⁽¹⁾
1098 ft²
102.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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