



LARCHFIELD MERE FARM LANE IP31 2PH

£400,000
FREEHOLD

Situated just three miles from Bury St Edmunds, this chain free detached bungalow offers a private, non-estate setting with mature gardens. The spacious layout includes a well-proportioned sitting room that flows into the dining room and a generous kitchen, complemented by a useful utility room.

The property features two good-sized bedrooms, a third bedroom/study and a bright conservatory. A bathroom and a separate shower room add to the convenience. Set back from the road, it boasts ample parking and a garage. The mature gardens surround the home, enhancing its charm and privacy.

Viewing is essential to fully appreciate this unique property.

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LARCHFIELD MERE FARM

- Spacious Detached 3 Bedroom Non-Estate Bungalow
- Large Kitchen/Breakfast Room & Utility
- Garage & Driveway
- Gas Fired Heating
- Generous Size Sitting And Dining Room
- Family Bathroom & Shower Room
- Bedroom/Study & Conservatory
- Sizeable Private Gardens
- Popular Village Location
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with radiator

Inner Hallway

Airing cupboard and loft access. Radiator.

Sitting Room

Well-proportioned room with window to front and side enjoying plenty of natural light. Opening into a dining room. Radiator

Dining Room

Spacious room with window to front and door to kitchen. Radiator.

Kitchen/Breakfast Room

Spacious kitchen with wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Electric hob and oven with extractor fan over. Window to side and radiator.

Utility Room

Sizeable room with wall and base cupboards with work tops over. Inset sink and drainer. Space for washing machine and tumble dryer, full fridge freezer and dishwasher. Window to rear and door to courtyard. Radiator and gas boiler.

Bedroom/Study

With pull out bed. Fitted desk with drawers and storage cupboards. Door through to the conservatory. Radiator

Conservatory

Spacious room enjoying views of the garden and double door access.

Bedroom 1

Spacious double room with fitted wardrobes. Window to rear and radiator.

Bedroom 2

Window to side. Radiator

Shower Room

WC and pedestal wash basin. Separate shower cubicle. Wall cupboards. Window to rear. Radiator

Bathroom

WC and pedestal wash basin. Bath with shower over. Built in cabinets. Window to side and radiator.

Outside

Front Garden

Driveway offering ample off street parking. Landscape shingle area with planted mature shrubs and trees.

Rear Garden

Laid to lawn with established borders of mature shrubs and hedges. A greenhouse with power connected. Archway to wildlife garden with assorted shrubs, trees and plants with. Pathway leading to an enclosed courtyard shingle area with gate access to the front.

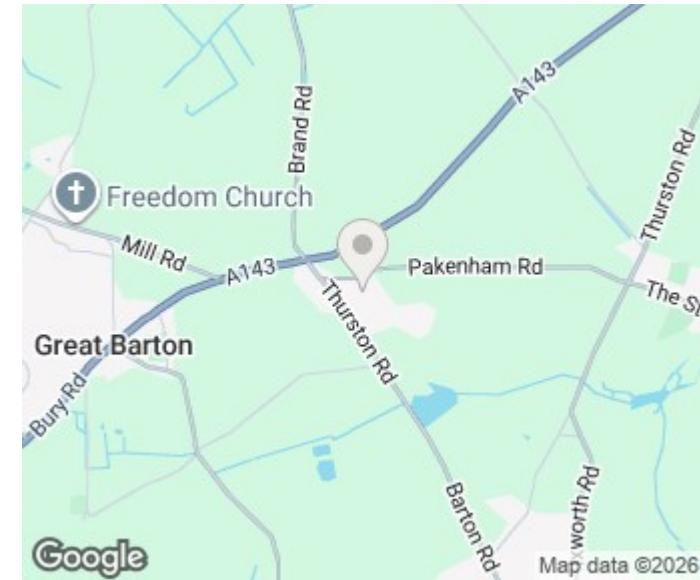
Garage

Up and over door. Window to rear. Power connected.



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EPC Rating: D Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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