



## The Croft, Bury St. Edmunds, IP31 1AN

Rent - £2,115 PCM      Deposit - £2,440

Situated in the sought-after village of Bardwell, this well-maintained detached bungalow offers generous and flexible living accommodation, ideal for families or those seeking single-storey living. The property has been thoughtfully improved, including a garage conversion that now provides an additional bedroom alongside a contemporary en-suite and separate utility space.

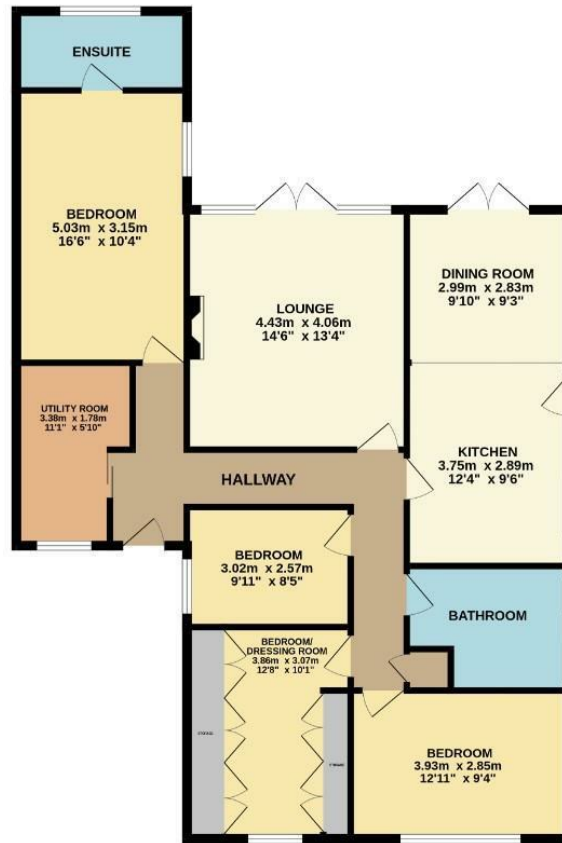
Internally, the home features four bedrooms, a spacious kitchen with adjoining dining area, and a comfortable lounge, all arranged to maximise natural light and functionality. The principal bedroom benefits from its own en-suite

- DETACHED VILLAGE BUNGALOW
- GARAGE CONVERTED MASTER SUITE
- MODERN KITCHEN DINER
- ENCLOSED, PRIVATE GARDEN
- COUNCIL TAX BAND - C
- FOUR BEDROOM LAYOUT
- EN-SUITE WITH UNDERFLOOR HEATING
- SEPARATE UTILITY ROOM
- EPC RATING - D
- DRIVEWAY FOR MULTIPLE VEHICLES



Council Tax Band: C - EPC Rating: D 68

GROUND FLOOR  
112.6 sq.m. (1212 sq.ft.) approx.



TOTAL FLOOR AREA: 112.6 sq.m. (1212 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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