



£335,000

Asking Price

Philip Road, Bury St. Edmunds

We are pleased to present to market this beautifully presented and newly refitted two/three bedroom detached bungalow that occupies a generous plot with parking on a private driveway for up to three vehicles!

Philip Road is a popular residential area on the North West of Bury's busy Town Centre. It is well requested due to its easy links to the A14 for those commuting to Cambridge and for walking proximity of the Train Station and Central amenities. This impressive property has been improved greatly by the current owners who have introduced a trendy new kitchen and bathroom alongside many other contemporary touches. It is a well appointed and naturally light single level property that offers versatility and convenience for

those not looking to take on maintenance works. Upon entrance you are met by a bright hallway with enviable ash wood effect flooring and picture rails. At the front aspect are two rooms that both enjoy the natural light and enhanced space of box bay windows. Central to the property is the newly finished kitchen and bathroom that both present immaculately well. The kitchen briefly comprises; solid work tops, sleek handleless cupboards at eye and low levels, a Bosch dual oven, integrated appliances, a patio door to the side and a useful pantry. Adjacent to the kitchen is the contemporary shower room that is beautifully finished.

At the rear aspect enjoying the views over a considerable garden are an

addition bedroom and the living room. The reception room at the rear benefits sizeable patio doors that open onto the back garden which creates an attractive outlook. The garden is mostly laid to lawn and is an established outdoor space that is perfect for keen gardeners. It offers an array of flower beds, shrubs, hedging and features with the addition of a patio, greenhouse and timber framed shed.

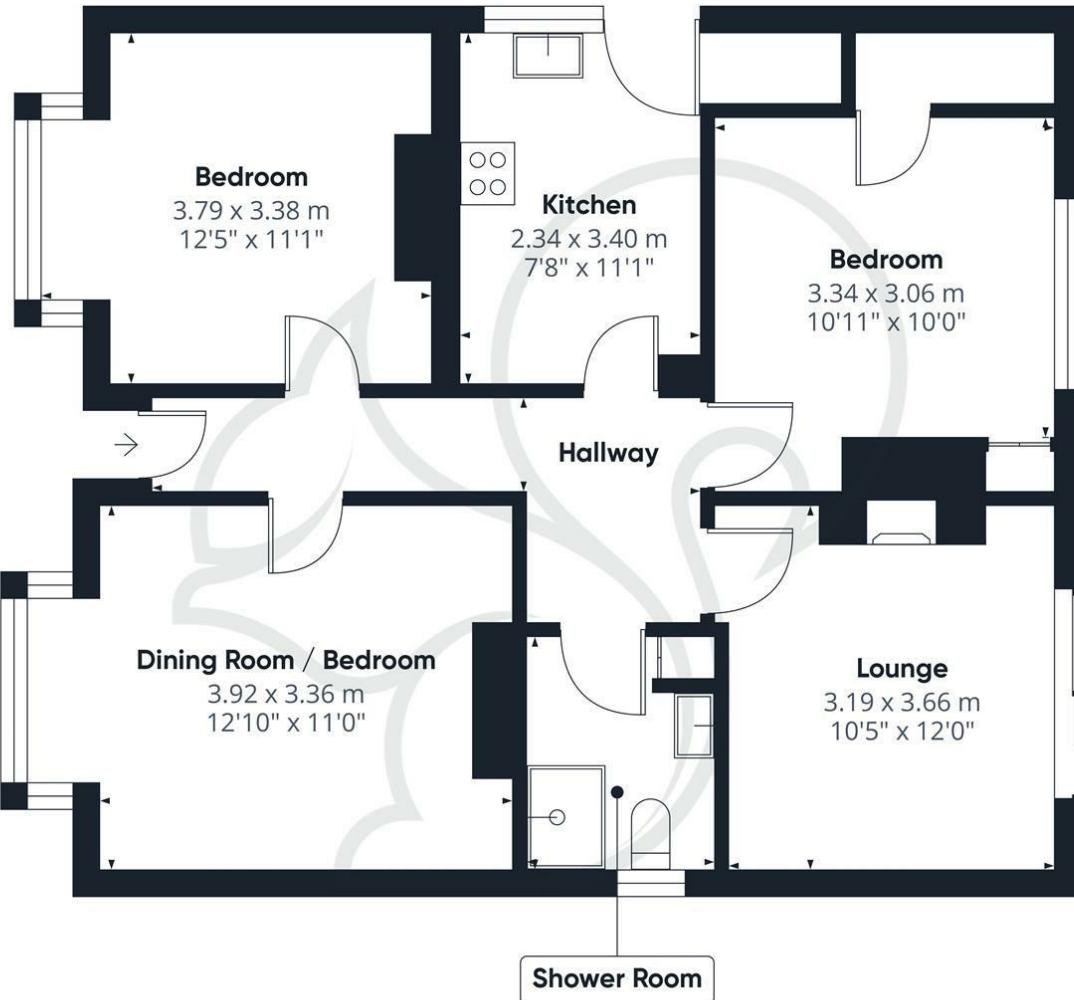
This is a must see property!











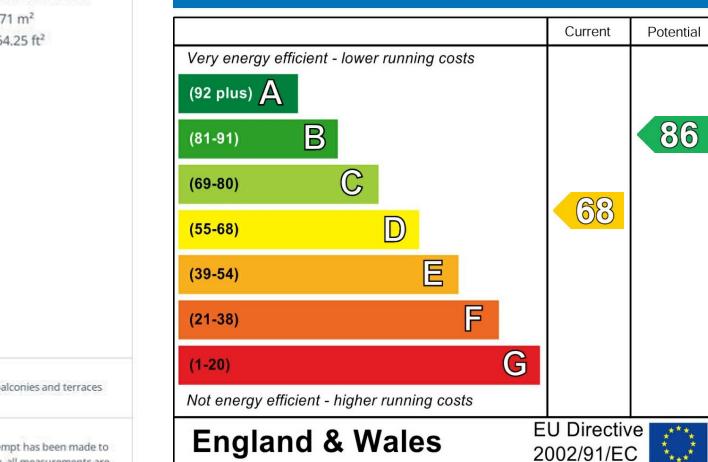
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Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating



Approximate total area⁽¹⁾
71 m²
764.25 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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