

oakheart



£450,000

Asking Price

Icepits Close, Bury St. Edmunds

Situated in the popular village of Great Barton, this detached bungalow enjoys a quiet cul-de-sac setting while remaining well connected. The neighbouring village of Thurston offers a train station with links to Cambridge and London, and the historic market town of Bury St Edmunds is just a short drive away, providing a wide range of shops, restaurants and leisure facilities.

The property is approached via a front garden with a large shingle driveway providing ample off road parking which leads down to the garage. Entry is via an enclosed entrance porch which opens into a welcoming entrance hall. From here, a door to the left leads into the generous lounge/diner, a bright and airy space with windows to the front and side, along with patio doors opening onto

the rear garden.

Returning to the entrance hall, a doorway leads to the kitchen, fitted with a range of wall and base units with recently installed shaker style doors and complemented with ample worktop space. There is also useful built in storage cupboard. From the kitchen, a door provides access into a handy lean-to which enjoys views over the rear garden.

Also accessed from the entrance hall are the three bedrooms. The principal bedroom is a good-sized double with a large window overlooking the front, alongside this is a further bedroom, also located at the front, whilst the third

bedroom overlooks the rear garden. Completing the internal accommodation is a modern shower room, fitted with a white suite which incorporates a large walk-in shower cubicle.

Externally, the enclosed rear garden is an ideal size, mainly laid to lawn with a side gate providing access back to the driveway. The garage can also be accessed from the garden and is suitable for parking or additional storage.

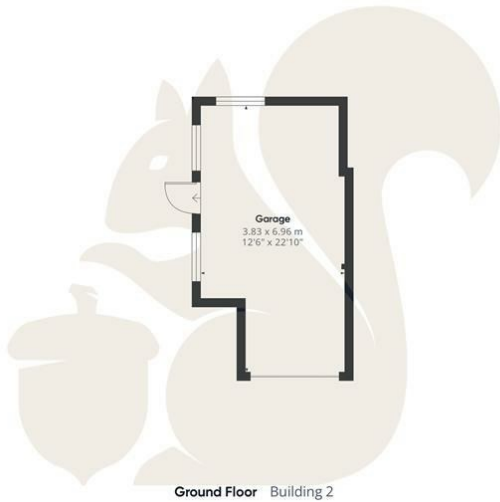
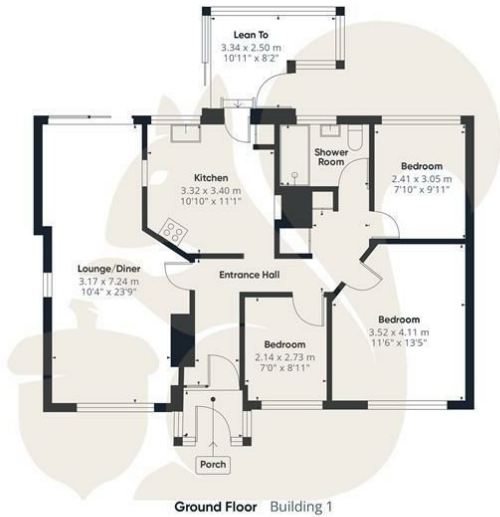
The property has been recently redecorated throughout and benefits from newly installed carpets. Overall, this well presented bungalow offers comfortable living in a popular village location











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Approximate total area⁽¹⁾
110.2 m²
1187 ft²

(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

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

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