



Bell Corner, Pakenham

Sheridans



Bell Corner, Pakenham IP31 2JT

Guide Price £415,000

Much improved detached three bedroomed bungalow enjoying a delightful setting within the highly regarded village of Pakenham.

Originally built about sixty years ago and substantially extended and renovated in recent years, this delightful detached bungalow provides a surprising level of spacious accommodation, possessing a light and airy atmosphere with features including a large 'live in' kitchen/dining room, delightfully private gardens and pleasant views to the front over countryside.

Benefitting from double glazing, oil fired radiator and under floor heating, the accommodation currently comprises: an entrance door opening to a spacious reception hall, ideal as a study/home office area with window to front; door to the light and airy sitting room with fireplace and a large window to front, overlooking front gardens and delightful views beyond. The 'live in' kitchen/dining room is a splendid space with underfloor heating and a generous dining room beneath a large roof lantern and with French doors opening to the rear terrace and gardens. The kitchen is fitted with an extensive range of painted solid wood wall and base units beneath quartz work surfaces and complemented by an island and integrated Neff appliances including double oven, induction hob, built-in dishwasher and fridge freezer. A separate utility room has a further range of cupboards, sink and door to garden.

The three bedrooms are all of a good size and offer lovely views. Two of the bedrooms include French doors opening to the rear terrace and gardens, creating a delightful feature. One also houses a large, built-in wardrobe. The upgraded family bathroom includes a bath and separate shower enclosure with a drench head shower, completing the accommodation.



Outside

The property is approached along a recently enlarged driveway providing plenty of vehicle parking and turning space. The front gardens are laid to lawn and side access leads to the rear gardens which are a particular feature providing the occupants with an excellent degree of privacy and seclusion. The gardens are stocked with an abundance of flowering plants, mature trees and shrubs. A large area of timber decking creates an ideal area for al-fresco dining and outdoor entertaining.

Location

The property is situated directly opposite a footpath that accesses a beautiful circular woodland walk with beautiful views to the front, across rural fields laid to grass and with mature trees. The property is in the centre of this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a watermill and windmill. The village also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox), which serves ales and food. It is within the catchment area of (Ofsted Outstanding) Norton Primary School and Thurston Community College (Ofsted Good). It's also within walking distance (across footpaths) to the newly-built, stunningly-appointed primary school with an excellent reputation locally (rated Ofsted Good), Thurston Primary School. Pakenham is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.



- Extended and much improved detached bungalow
- Light and airy accommodation
- Private well-stocked gardens with large decked terrace
- Extensive vehicle parking/turning space
- Beautiful views to the front, across fields and with mature trees.
- Stunning kitchen/dining room with roof lantern
- Spacious reception hall/home office, utility room
- Sitting room
- Three comfortable bedrooms, family bathroom
- Highly regarded village location

Directions

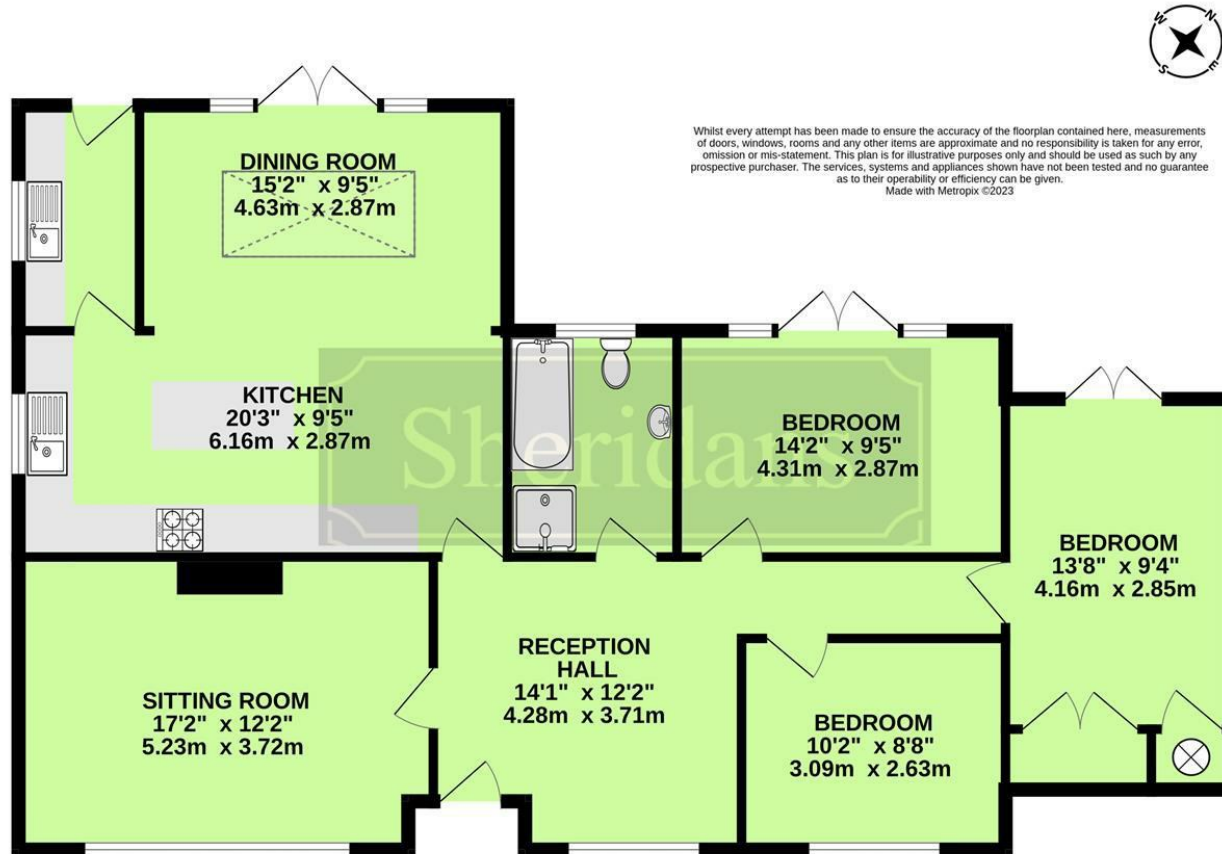
When entering Pakenham from the direction of Great Barton, proceed down The Street and follow around the left-hand bend, where the property will be found on the left, set back from the road.

Services and agents note

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band D. EPC Rating: E.

Agents note: There may be potential to convert/re-develop the roof space into further accommodation (subject to planning permission and building regulations)





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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