



Norman Road, Bury St. Edmunds

Sheridans



Norman Road, Bury St. Edmunds IP32 6BU

Guide Price £450,000

Situated in an excellent non-estate location within easy reach of the town centre and major road links, is the beautifully presented, much improved and extended three/four bedroomed bungalow. One of the standout features of this home is its modern solar system, which not only reduces your carbon footprint but also results in significantly lower energy prices, making it an eco-friendly and cost-effective choice.

Situated on a no-through road, this property enjoys a peaceful setting away from the hustle and bustle of main roads. As you step inside, you'll immediately notice the excellent decorative order, showcasing the care and attention given to maintaining this home. The flexible and spacious accommodation allows for versatile living arrangements, catering to your specific needs and preferences.

The highlight of the property is undoubtedly the stunning and expansive open-plan kitchen living space. This area serves as the heart of the home, providing a perfect gathering place for family and friends. It boasts modern amenities and high-quality finishes, making it a joy to cook, entertain and relax in.

41 Norman Road offers two en-suite bathrooms and a further third bathroom. The separate utility room provides additional practicality and storage space.

There is a large area of decking adjacent to the rear of the bungalow, offering an ideal spot for outdoor dining, relaxation, and entertaining. The lovely garden is mainly laid to lawn, providing a lush green space for outdoor activities and gardening enthusiasts.

The property features four bedrooms, one of which is currently utilized as a dining room, showcasing the versatility of the space. Another bedroom has been transformed into a study, catering for those who work or study from home.

The good sized driveway is low-maintenance and high quality resin bound providing ample parking.

The two en-suite bedrooms are located at the front of the property and both have lovely bay windows overlooking the front. The master bedroom has a very large, deep built-in wardrobe providing good storage, something that this property is not short of. The en-suite has a bath with a rain shower head attachment over. The en-suite in the guest bedroom is fully tiled and has a shower cubicle, hand basin and low level WC. There is further storage along the hallway and then doors to bedroom three and the family shower room. All the bedrooms are of an excellent size. At the end of the hall there sits the dining room which has been used previously as a fourth bedroom.

The rear of this exceptional property boasts the magnificent kitchen/dining/family room. The kitchen has both eye level integral ovens and a range which are included in the sale. There are an abundance of wall and base cupboards with preparation surfaces over, and spaces for appliances

plus a walk in larder and separate utility. The dining area looks out onto the large decked terrace with French doors allowing access to this. There is a superb picture window in the sitting area which lets in a mass of light and gives you fantastic views over the garden. It is abundantly clear that a great deal of thought and consideration has been given to the design phase of this renovation. The open plan nature has been successful and arranged to provide a natural draw through the French doors onto the decked terrace.

Outside

Secluded, private and peaceful is how one would describe the outdoor space. Whether you are simply drinking your morning coffee on the decked terrace whilst reading the paper, or entertaining your family and friends. Being laid mainly to lawn the garden has fruit trees, and mature plants and shrubs. There is a workshop and a single garage with electric roller door, power and light. The front of the property has a recently laid high quality resin driveway providing off road parking for up to 4 vehicles and a small patio area with a low level fence.

Location

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.

Directions

From the town centre proceed north along Northgate Street and at the roundabout proceed straight over onto Out Northgate and Fomham Road. Follow the road to the traffic lights and turn left onto Tollgate Lane. Proceed up the hill for approximately 200 yards and turn right onto Norman Road where number 41 can be found at the end of the no through road on the right-hand side.

Services

Mains services are connected. Gas heating. Solar Panels. Council Tax Band D. EPC Rating: B.

No onward chain.

- Detached modern bungalow
- Non-estate location
- High quality resin bound driveway
- Garden with large raised deck area
- Solar panels, ensuring lower energy bills
- Four Bedrooms, Two With En-Suites
- Fantastic open plan kitchen and sitting room
- Single garage with electric up and over door
- Rear portion of garage converted for luxury hot tub area
- No onward chain





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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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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