

# allhomes



Bishops Croft, Barningham, Bury St. Edmunds, Suffolk, IP31 1BZ

£325,000 Freehold





Situated at the end of a quiet cul-de-sac, this delightful 3-bedroom bungalow presents a wonderful opportunity for those seeking a harmonious blend of tranquility and modern living. Recently modernised, this residence invites you into a warm and inviting atmosphere. The heart of the home is a generously sized living room, seamlessly flowing into a well-appointed dining area, creating a perfect space for entertaining or relaxing with loved ones. The kitchen boasts contemporary touches and functionality. A sunlit conservatory extends the living space, providing a cozy retreat where you can enjoy the serenity of the surrounding established garden. Three bedrooms, each radiating comfort and style. A stylishly appointed shower room adds a touch of luxury to daily routines. Completing the picture, this property comes with the added convenience of a garage and parking space, ensuring practicality meets comfort in this inviting bungalow.

### Entrance Hall

9' 1" x 4' 5" (2.77m x 1.35m)  
With engineered flooring, radiator

### Living Room

14' 8" x 11' 7" (4.47m x 3.53m)  
With multifuel burner, radiator, spotlights

### Dining Room

9' 9" x 7' 10" (2.97m x 2.39m)  
With spotlights, radiator

### Kitchen

9' 8" x 9' 4" (2.94m x 2.84m)  
With two skylights, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer with mixer tap and drink tap, water softener, integral oven and ceramic hob with extractor over, space for under counter fridge, door to conservatory

### Conservatory

18' 6" x 7' 11" (5.63m x 2.41m)  
With door to garden, glass roof, built in breakfast bar, fitted base unit, space for washing machine

### Bedroom 1

11' 8" x 10' 5" (3.55m x 3.17m)  
With radiator, spotlights

### Bedroom 2

10' 5" x 9' 6" (3.17m x 2.89m)  
With spotlights, radiator

### Bedroom 3

8' 4" x 7' 4" (2.54m x 2.23m)  
With spotlights, radiator

### Shower Room


7' 5" x 5' 10" (2.26m x 1.78m)  
With fitted suite comprising double shower cubicle, low level W.C, vanity wash hand basin, radiator

### Outside

To the front of the property there is a driveway providing off road parking which leads to the garage, the rest of the garden has flower and shrub borders with path to front door. The garden to the rear of the property is private, mainly laid to lawn, it is established with flower and shrub borders, vegetable patch and enclosed by fencing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.