

FOR SALE



‘Acorns’, Great Whelnetham, IP30 0TL

4 Bedrooms, 3 Bathroom, Detached Bungalow

Offers In Region Of £550,000 Freehold


MARTIN&CO



- 4 Bedrooms
- 2 Ensuites
- 2 Reception Rooms
- Kitchen Breakfast Room
- Utility Room
- Carport & Garage
- Private Gardens

The bungalow comprises of four generously-sized bedrooms, two of which are complimented with their own ensuite bathrooms, providing the ultimate convenience for inhabitants. There are two warm and inviting reception rooms, perfect for family gatherings or entertaining guests. The property also features a well-equipped kitchen breakfast room, offering a delightful space to enjoy meals together as a family. A practical utility room completes the internal layout, contributing additional storage and workspace.

PORCH Glazed door to entrance hall.

HALL Wood laminate floor, modern energy saving electric heater.

SITTING ROOM 18 x 16' 05" (5.41m x 5m) Into bay. Feature fireplace with 'Adams' style surround and marble inset and hearth, TV point, modern energy saving electric heater. French doors to rear garden.

DINING ROOM 16' 05 x 9' 06 (5.41m x 3m) French doors to garden, modern energy saving electric heater.

KITCHEN 16' 08" x 10' 02" (5.21m x 3m) With fitted range of wall and base units with worktops over to include feature 'breakfast bar', stainless steel inset one and a half sink unit with drainer and mixer tap, tiled splashback, integrated appliances to include fridge, oven and grill, window to side, door to garden, ceramic tiled flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



UTILITY ROOM 9'04 x 5'04 Fitted range of wall and base units, work tops over, stainless steel inset sink and drainer unit with mixer tap, window to side Coats cupboard and broom cupboard.

BEDROOM 1 19' 04" x 11' 10" (5.89m x 3.61m)
Situated at the front of the property with generous proportions, Full length window to side, window to side, ceiling spotlights, modern energy saving electric heater.

EN SUITE White suite comprising low level WC, wash hand basin, shower unit, heated towel rail, tiled walls and flooring

BEDROOM 4/STUDY 12' 6" x 9' 6" (3.81m x 2.9m)
Window to front, modern energy saving electric heater.

BEDROOM 2 11'08 x 10' 2" (3.71m x 3.4m) Double room with window to front, modern energy saving electric heater, fitted wardrobes, ceiling spotlights, modern energy saving electric heater.

EN SUITE White suite comprising low level WC, wash hand basin, corner shower unit, heated towel rail, tiled walls and flooring, ceiling spotlights

BEDROOM 3 13' 2" x 10' (3.99m x 3m) Double bedroom, window to rear, modern energy saving electric heater.



FAMILY BATHROOM White suite comprising low level WC, wash hand basin, panelled bath with shower over and glass shower screen to side, tiled walls and flooring

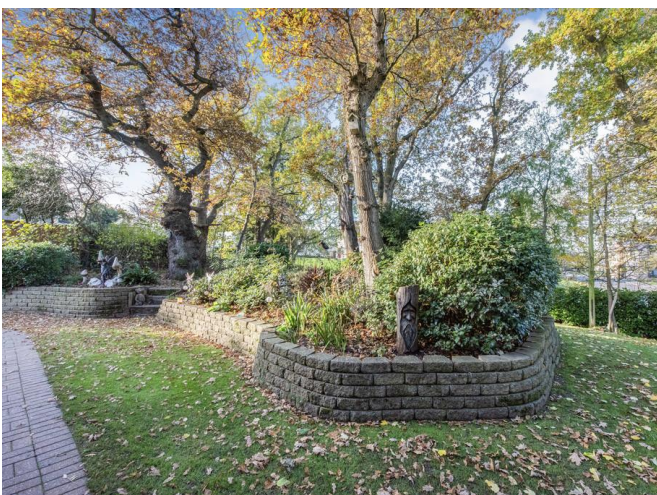
OUTSIDE Large brick paved driveway to the front, flanked by attractive well maintained gardens. Multi use areas include patios, lawn Mature shrubs and trees aid to the privacy afforded by the boundary fencing. To the front is the garage and car port parking

ADDITIONAL INFORMATION: Council Tax Band: E
Local Authority: West Suffolk
Mains water and electricity connected
Vacant possession on completion

ENERGY PERFORMANCE RATING D: A full copy of the report can be obtained from the Sales Agent or from: <https://www.gov.uk/find-energy-certificate>

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent, Martin & Co. 01284 701511.

LOCATION: Great Whelnetham is approximately 3 miles South of the Medieval market town, Bury St Edmunds with its rail links to London and easy access to A14 and A11 link roads. With a range of public footpaths to enjoy the surrounding countryside, the village benefits from a busy community centre, playing field, and excellent family facilities, with a pre school and primary school in the village, rated by OFSTED as "outstanding". Close by is a busy local pub and thriving post office/village store.





Floor Plan

Floor area 170.7 sq.m. (1,837 sq.ft.)

TOTAL: 170.7 sq.m. (1,837 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.