



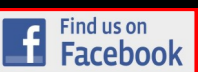
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THE BUNGALOW, GREAT SAXHAM - OIRO £285,000



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**THE BUNGALOW, TWITES CORNER,  
GREAT SAXHAM IP29 5JR**



Great Saxham is a sought after rural hamlet located about four miles to the west of the historic

cathedral town of Bury St Edmunds which affords excellent shopping facilities with the arc shopping centre and twice weekly open air market together with educational, recreational and cultural amenities. The A14 dual carriageway can be accessed from Risby and thus affords good road links to Ipswich, Cambridge, the Midlands and London via the M11.

The Bungalow was built by the present vendor in 1963 for his own occupation and enjoys a delightful village location set within attractive grounds which immediately adjoin and command sweeping views in the rear across open farmland. The accommodation is served by oil fired radiator central heating together with mainly replacement double glazing but is fair to say the property is now in need of general modernisation.



**ENCLOSED ENTRANCE PORCH:** 5' 6" x 4' 6" with glazed door to:

**HALLWAY:** 33' 10" x 3' 7" approx with 2 built-in cupboards; radiator; loft hatch to insulated roof space.

**SITTING ROOM/DINING ROOM:** 18' 10" x 14' 4" max overall into recess flanking brick open fireplace; radiator; double aspects; sliding door to:

**KITCHEN/BREAKFAST ROOM:** 14' 3" x 10' 10" with fitted sink; wall and floor cupboards; recessed cupboard; Zanussi oven; plumbing for washing machine; radiator; airing cupboard with louvred door; Trianco oil fired boiler.

**BEDROOM 1:** 13' 10" x 11' 4" max including fitted wardrobes, built-in wardrobe; radiator; double glazing.

**BEDROOM 2:** 13' 10" x 11' - radiator; double glazing.

**BEDROOM 3:** 12' 3" x 10' 7" plus built-in wardrobes; radiator; double glazing; views to rear over garden and farmland.

**BOX ROOM/BEDROOM 4:** 6' 6"/8' 10" max x 5' 4" - radiator; double glazing.

**BATHROOM:** 6' 7" x 5' 6"/6' 10" max with bath, mixer/shower attachment, basin and WC; radiator; double glazing.

**OUTSIDE:** The property stands behind a sloping front garden (see agents note) with mature weeping birch tree and driveway to

**GARAGE:** 19' 5" x 10' - light, power, up-and-over door. Attached Open **Wood Store** - 9' 3" x 7' 2". Adjoining **Workshop** - 10' 5" x 7' 8" .

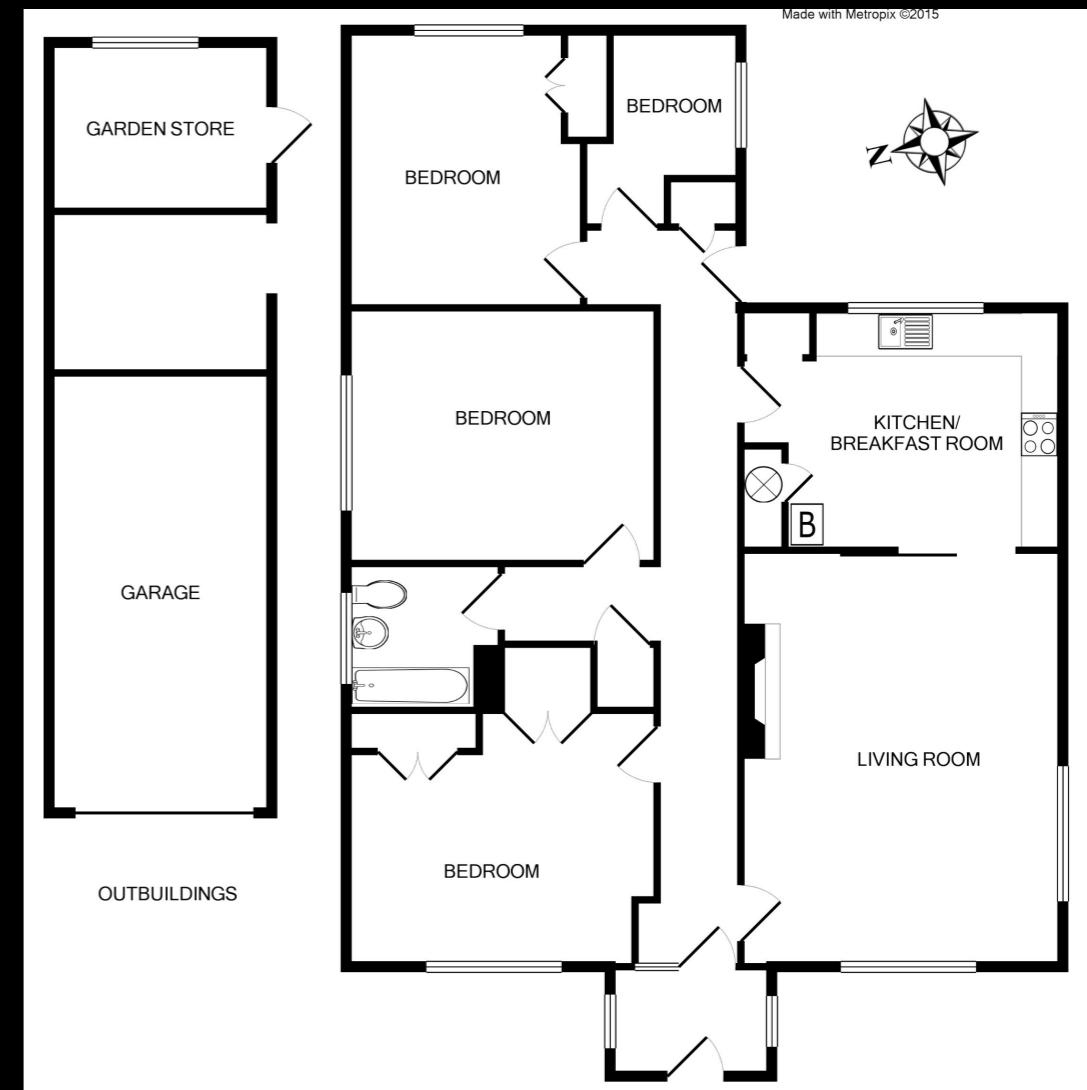
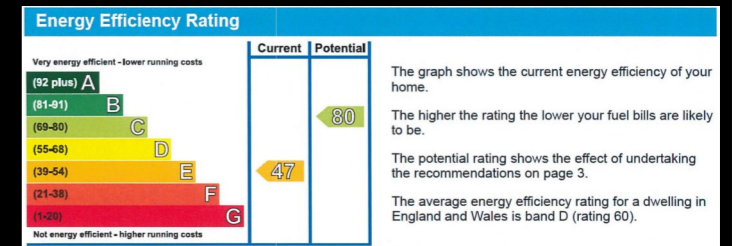
The property enjoys dual side access to the pleasant rear garden measuring approximately 65 ft mid point average depth x 57 ft wide which is laid primarily to lawn with bramley and russet fruit trees backing directly on to open farmland. Raised paved terrace 14' 6" x 12' 6". Oil tank. Greenhouse.

**AGENTS NOTE:** The adjoining roadside front section of garden is not owned by The Bungalow but we understand have rights to use in perpetuity.

**SERVICES:** Mains water, electricity and drainage understood to be connected.

**LOCAL AUTHORITY:** St Edmundsbury - 01284 763233. VOA website indicates Band D.

**DIRECTIONS:** From Bury St Edmunds travel west along Westley Road through the double bends at Little Saxham with the church facing you and continue following signpost to Barrow whereupon Twites Corner will be found on the left with The Bungalow third along on the left.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**  
 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. Whilst measurements and statements given within the details are provided in good faith, the accuracy should not be relied upon. 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.

