



FULLY RENOVATED 3 BEDROOM BUNGALOW – NO ONWARD CHAIN

2 Meadow Acre, Norton, Bury St Edmunds, IP31 3GU

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ESTABLISHED 1966

**2 Meadow Acre
Norton
Bury St Edmunds
IP33 3GU**

**A FULLY RENOVATED 3 DOUBLE BEDROOMED BUNGALOW WITH PARKING
AND GARAGE – NO ONWARD CHAIN**

OIEO: £425,000 FREEHOLD

ENTRANCE HALL | LIVING/DINING AREA | KITCHEN | UTILITY |
THREE DOUBLE BEDROOMS WITH TWO EN SUITES |
BATHROOM | GARAGE |

This fully refurbished bungalow has new fitted modern kitchen, bathroom and en suites.

From the entrance hall with Karndean flooring, there is a storage cupboard and access to all the accommodation. The open-plan living/dining room/kitchen has Karndean flooring and is fitted with a range of modern white gloss wall and base units with a granite-effect worktop, tiled splashbacks, inset one-and-a-half bowl stainless-steel sink with mixer tap. Integrated appliances including fridge freezer, dishwasher, washing machine, microwave and eye-level oven with ceramic hob and extractor over and breakfast bar. The living/dining area has French doors leading to the rear garden.

The double principal bedroom with a side-aspect window, and door to en suite comprising fitted low-level WC with vanity wash hand basin, a mirrored cabinet with built-in lighting. Shower cubicle has screen, rainfall and handheld shower heads, tiling. Karndean flooring and heated towel rail. Bedroom two with window to side-aspect, and door to en suite, comprising fitted low-level WC with vanity wash hand basin, a mirrored cabinet with built-in lighting, shower cubicle with screen, rainfall and handheld shower heads, tiling, Karndean flooring and heated towel rail. Bedroom three/snug with window to front-aspect. The family



bathroom newly fitted with a modern suite comprising low-level WC, vanity basin, a mirrored cabinet with built-in lighting, a 'P' shaped bath with rainfall handheld shower over and glass screen, tiling, Karndean flooring, and heated towel rail.

Outside

To the front of the property is a drive with ample off-road parking and access to the single garage with side storage shed. The generous rear garden is laid to lawn with a patio area, a mature tree, and border beds, all enclosed by timber fencing.

Services

Mains water, drainage and electricity. Oil-fired central heating.

Freehold

Council Tax band D – Mid-Suffolk

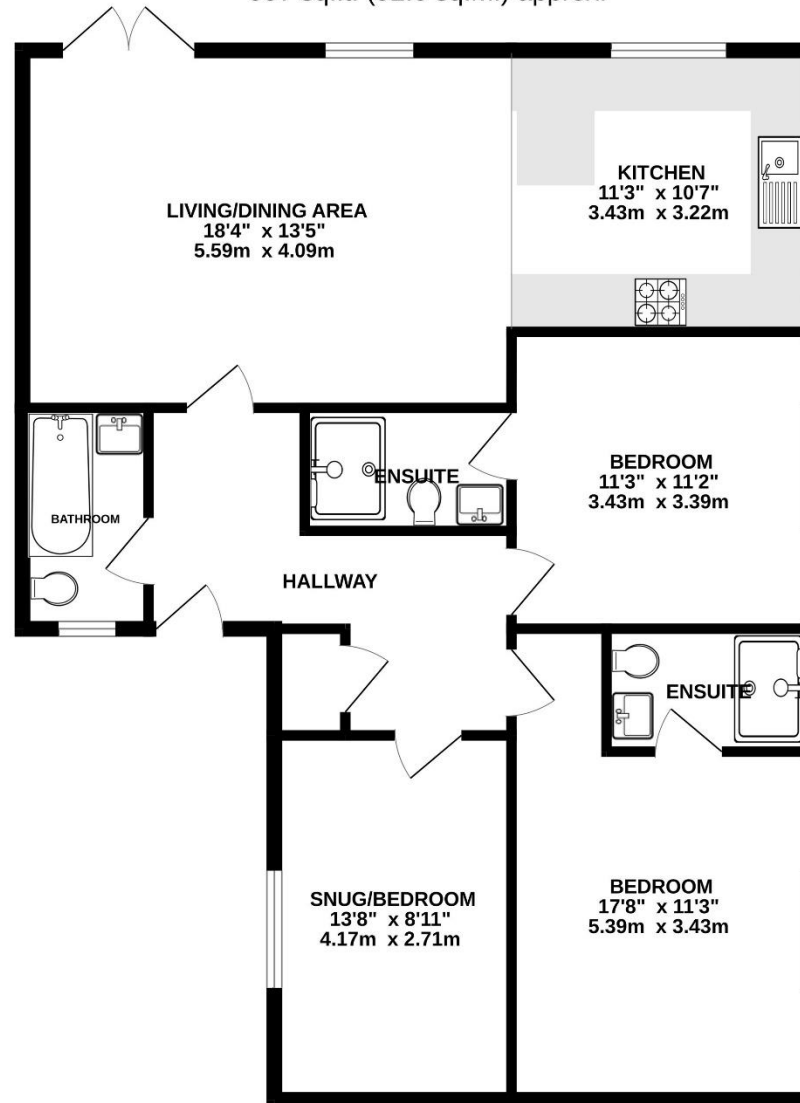
Agent's note The furniture and fixtures in the photographs are CGI images and for illustrative purposes only.

- Fully refurbished
- New modern kitchen
- Modern integrated appliances
- Three double bedrooms
- Newly fitted en suites and bathroom
- Karndean flooring and carpeting throughout
- No onward chain
- 997 sq ft/92.6 sq m (approx.)
- All plumbing, wiring and drainage have been renewed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		82
C	(55-68)	69	
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

997 sq.ft. (92.6 sq.m.) approx.



2 MEADOW ACRE

TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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