

DRAFT DETAILS
JONMAREE, DUNSTALL GREEN ROAD, OUSDEN
BURY ST. EDMUNDS
CB8 8TY

Coakley & Theaker (OH) present: A spacious modern non-estate detached bungalow, with splendid rural views, on edge of popular SW village, Hall, Lounge/Dining Room, Kitchen/Breakfast, Utility, 3 Bedrooms - 1 En-Suite, Bathroom, Garage/Workshop & Generous Parking, Large Gardens, Ideal Family or Retirement, **NO CHAIN, VIEW ASAP.**



2144

Price Guide £420,000

**** NO STAMP-DUTY **** SPACIOUS HALL, GOOD SIZE LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 3 BEDROOMS - 1 EN-SUITE, BATHROOM, FRONT & LARGE, BROADLY WESTERLY-FACING REAR GARDEN, GARAGE/WORKSHOP & GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, SPLENDID RURAL VIEWS, NON-ESTATE POSITION, ON EDGE OF POPULAR VILLAGE, IDEAL FOR FAMILY OR RETIREMENT, DECEPTIVE EXTERNALLY & MUST BE VIEWED TO APPRECIATE SPACE, WELL PRESENTED, WIDER HALL & DOORWAYS FOR EASY WHEELCHAIR ACCESS, NO CHAIN, VIEW ASAP.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds proceed along the A14 towards Newmarket and Cambridge. Take the left turning, signposted to Barrow and Tuddenham, and at the junction turn left towards Barrow. Continue into the village and just after passing the duckpond, turn right, signposted to Denham and Dalham. Proceed through Denham and take the left turning, signposted towards Ousden. As you reach the outskirts of the village, the property is located on the right hand side.

HALL : Approached via a UPVC glazed door with glazed side panels. A generous reception area, access to loft space with ladder and light, telephone point, radiator.

LOUNGE/DINING ROOM : 6.12m (20'1") x 3.56m (11'8") TV point, telephone point, two radiators, UPVC window to front, UPVC glazed double doors to rear garden, with electrically operated sun canopy above the doors.

KITCHEN/BREAKFAST ROOM : 3.89m (12'9") x 3.81m (12'6") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'swan-neck' style mixer tap, inset AEG electric hob with cooker hood over, built-in AEG electric double oven/grill, integrated AEG fridge/freezer, integrated AEG dishwasher, TV aerial, radiator, UPVC window to front.

UTILITY ROOM : 2.90m (9'6") x 2.16m (7'1") Range of base and wall mounted units, work surface, tiled splashbacks, inset single drainer stainless steel sink unit with 'swan-neck' style mixer tap, integrated washing machine, space for tumble dryer, oil boiler, built-in cloaks/storage cupboard, consumer unit, extractor fan, radiator, UPVC window to front, UPVC part glazed door to side.

BEDROOM 1 : 4.52m (14'10") max x 3.23m (10'7") + door recess Range of built-in double wardrobes, dressing table and matching bedside units, telephone point, radiator, UPVC window to rear.

EN-SUITE : White suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin, tiled splashbacks, downlights, fan heater, extractor fan, radiator.

BEDROOM 2 : 3.94m (12'11") max x 3.12m (10'3") Built-in double wardrobe, built-in airing cupboard housing hot water tank, radiator, UPVC window to side.

BEDROOM 3 : 2.87m (9'5") x 2.79m (9'2") + door recess Built-in double wardrobe, dressing table and matching bedside unit, radiator, UPVC window to rear.

BATHROOM : 2.16m (7'1") x 1.85m (6'1") White suite comprising enamel bath, wc, vanity wash basin, tiled splashbacks, shaver point, fan heater, vertical radiator/towel rail, UPVC frosted window to rear.

OUTSIDE : To the front the property enjoys superb rural views over open farmland and the garden is partly enclosed by fencing, being laid mainly to lawn with borders. A shingle driveway and turning area, together with additional paved hardstanding, provides parking space for at least four cars. This leads to an **INTEGRAL GARAGE/WORKSHOP 6.27m (20'7") x 3.89m (12'9")**, with up and over style door, power and light connected, consumer unit and personal door to the side. A gate at either side provides access to the large rear garden. This enjoys a broadly westerly aspect and offers a good degree of privacy, being enclosed by fencing and hedging and laid principally to lawn with borders, herbaceous beds, paved patio area and plastic oil tank.

NOTE: Within the garden there is a large **TIMBER CABIN/HOME OFFICE 5.41m (17'9") x 3.51m (11'6")**, with power, light and telephone connected, sealed unit window and part glazed double doors. This could be available by negotiation, or alternatively removed prior to completion.

AGENT'S NOTE : From a casual external observation, it is quite deceptive and difficult to clearly gauge the size of this property. It is more spacious than it appears from the front and due to the scarcity of this type of property, we would recommend viewing at the earliest opportunity.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

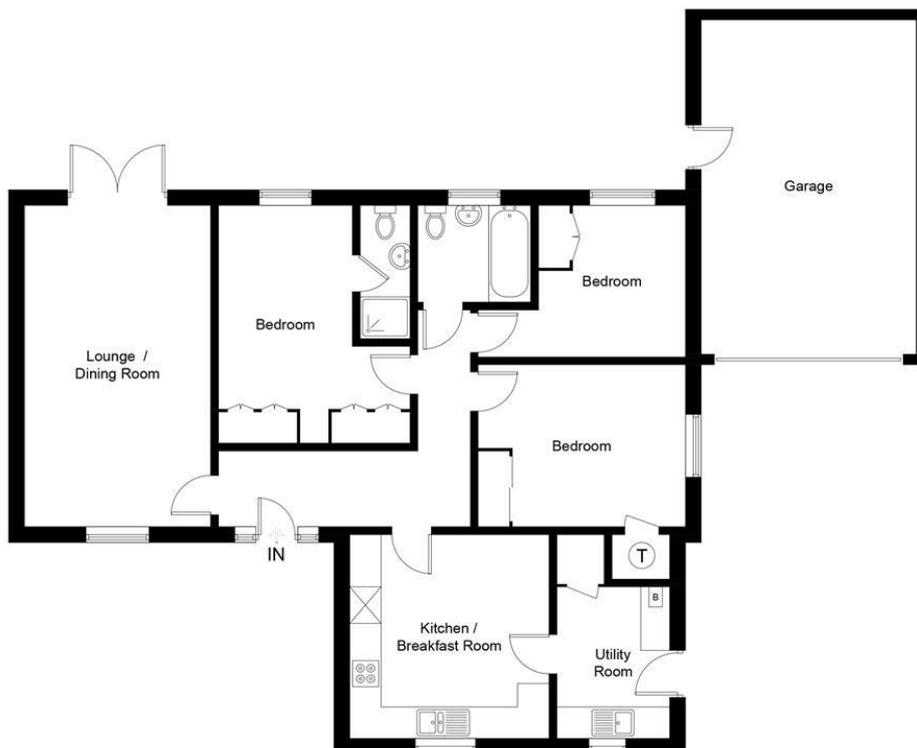






Jonmaree, Ousden, CB8 8TY

Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft
Garage = 26.4 sq m / 284 sq ft
Total = 129.1 sq m / 1389 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate



Jonmaree, Dunstall Green Road, Ousden, NEWMARKET, CB8 8TY

Dwelling type: Detached bungalow **Reference number:** 9078-4018-7287-6090-6244
Date of assessment: 13 March 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 13 March 2020 **Total floor area:** 103 m²

Use this document to:

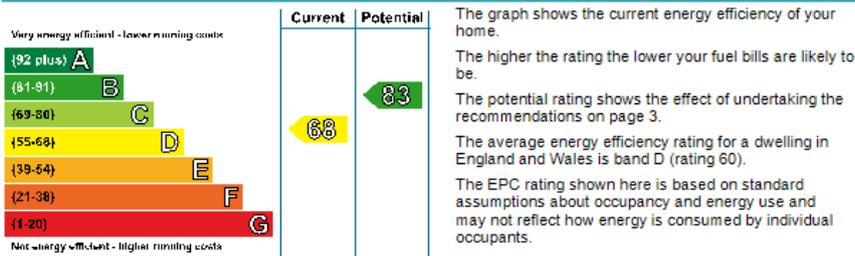
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,136
Over 3 years you could save	£ 384

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 243 over 3 years	
Heating	£ 1,290 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 462 over 3 years	£ 252 over 3 years	
Totals	£ 2,136	£ 1,752	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£35	£ 123
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 120
3 Solar water heating	£4,000 - £6,000	£ 144

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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