



## The Street, Bury St. Edmunds, IP29 4HW

Offers in excess of £425,000



Situated in the highly sought-after village of Shimpling, is this three-bedroom detached family home. Modernly finished with the addition of solar panels, the property offers off-road parking for multiple vehicles, open-plan kitchen/diner and well-appointed bedrooms. Shimpling is located only seven miles from Bury St Edmunds and benefits from the catchment of Ofsted Outstanding Lawshall Primary School.

Upon arrival, the pretty wooden porch and pastel green windows create an attractive frontage. Internally, the entry hall provides access to the downstairs cloakroom and also a spacious storage cupboard. The light and airy kitchen/diner provide a hub for the home. The kitchen enjoys a sizeable window in the front aspect and comprises; sleek grey eye and low-level storage units, wooden work surfaces, an integrated fridge/freezer, an inset stainless steel sink with drainer, an integrated oven and extractor fan and space for white goods. The dining room maintains the wooden effect flooring through the kitchen and gives way to the living room through double oak doors. The living room spans the width of the property and is again bright thanks to the double french doors leading to the rear garden and two picture windows.

On the first floor, the three double bedrooms and family bathroom are found. The master bedroom is located to the rear aspect and allows for generous storage units. Additionally, there is a cute mantelpiece feature. Bedrooms two and three are to the rear aspect and both enjoy rolling countryside views. The family bathroom benefits from a separate bathtub and corner walk-in shower unit finished with stone effect tiling. The remainder comprises of wash hand basin with vanity storage and a low-level WC.

Externally, the rear garden provides generous patio space, with the remainder of the rear garden laid to lawn. To the front aspect, there is parking for over five vehicles and a wooden gate for complete privacy

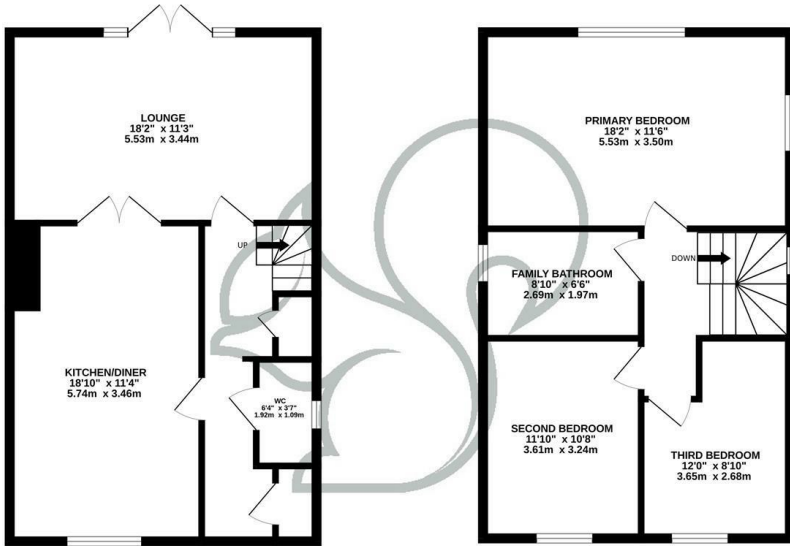
- Highly Sought After Location
- Solar Panels
- Detached Family Residence
- Kitchen/Diner
- Three Double Bedrooms
- Village Setting
- Modernly Finished Throughout
- Close Proximity To Bury St Edmunds
- Off Road Parking For Multiple Vehicles

### Interested in viewing this property?

Please contact our Oakheart Sudbury Office on 01787 322 322 if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq ft. (100.2 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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