

oakheart

£400,000

Guide Price

Shimpling, Bury St. Edmunds

** Guide Price £400,000 - £425,000 **

Situated on the edge of the charming rural village of Shimpling, this delightful semi-detached period home enjoys a peaceful setting surrounded by picturesque countryside, ideally positioned between Bury St Edmunds and Sudbury. The property has been thoughtfully extended to the ground floor and occupies a wide plot with far-reaching views.

As you approach the property, you are immediately struck by its character and generous frontage providing ample parking for approximately 4-5 cars. Upon entering, you are welcomed by an enclosed porch, ideal for coats and

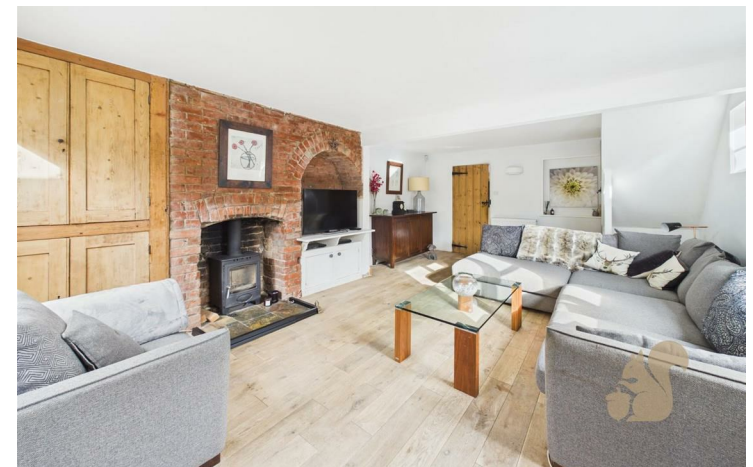
shoes. Continuing inside, you are led into a generous living room, a bright and inviting space featuring windows to both the front and side, allowing natural light to pour in. A charming log burner with a brick surround provides a cosy focal point.

From the living room, a door leads to an inner space which provides access to the ground floor bathroom and also to the heart of the home – the kitchen/diner. This bright and generous room features a range of units and plentiful worktop space, with room for both a family dining table and a sofa. Natural light fills the space through a side window, roof lights, and French doors that open onto the garden. The kitchen/diner also leads to a useful utility

room, which in turn gives access to a shower room.

The first floor presents adaptable accommodation, with a double bedroom enjoying rural views to the front. From the landing, a separate doorway opens into two further interlinked bedrooms, with one accessed via the other, currently configured as a dressing room and bedroom.

Outside, the garden is mainly laid to lawn and complemented by a spacious patio area with countryside views. A substantial wooden outbuilding offers excellent versatility, presently incorporating a garden room/office (which has been insulated), storage room, and a gym/studio. There is also a large shed/summerhouse too.











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Main building GLA[®]

116.3 m²
1251.8 ft²

Main building total

116.3 m²
1251.8 ft²

Bonus space

54.61 m²
587.82 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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