

**oakheart**



£600,000

Guide Price

West Stow Road, Flempton.

\*\* GUIDE PRICE £600,000-£625,000 \*\*

Set in the desirable and peaceful village of Flempton, this impressive four double bedroom detached bungalow enjoys a wonderful rural setting with views overlooking farmer's fields and open countryside. The location perfectly balances tranquillity and convenience, lying just a short drive from the historic market town of Bury St Edmunds, with its excellent range of shops, restaurants and transport links. The property is also well placed for reputable local schools, including the highly regarded Culford School.

A central enclosed porch leads into an entrance hall, giving access to the spacious and versatile accommodation. To the left, a bright lounge features a characterful fireplace and large dual aspect windows to the front and side, flooding the room with natural

light and offering wonderful countryside views.

Behind the lounge, the kitchen/breakfast room provides generous storage and worktop space, and is bright and airy thanks to its dual aspect windows. A door also leads directly to the garden, creating a lovely connection to the outdoor space.

At the far end of the bungalow is a large dining room, perfect for entertaining, with windows to the side and rear and French doors opening to the garden. From here, stairs lead to the first-floor accommodation, which includes two double bedrooms, each with built-in wardrobes and countryside views. A shower room serves the first-floor bedrooms.

The ground floor boasts two further bedrooms and a modern family bathroom, providing superb flexibility for family living. Whether used as comfortable guest rooms, a home office, or a dedicated playroom, this adaptable space caters perfectly to modern lifestyles and even offers potential for multi-generational living.

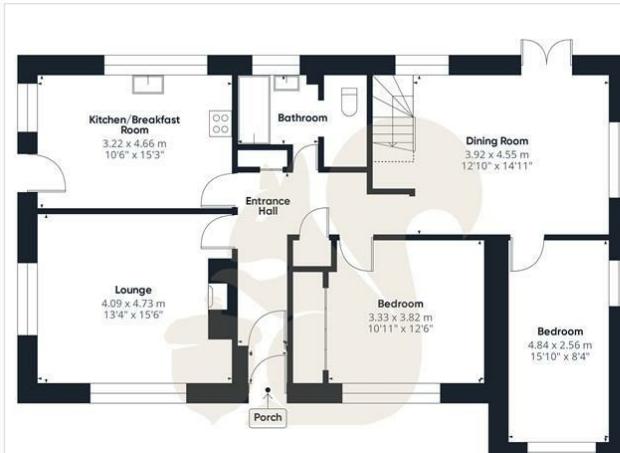
Outside, the property boasts a generous wrap-around garden - perfect for the gardeners among us, and a large gravel driveway providing parking for several cars, leading to a double garage (currently adapted for storage use).



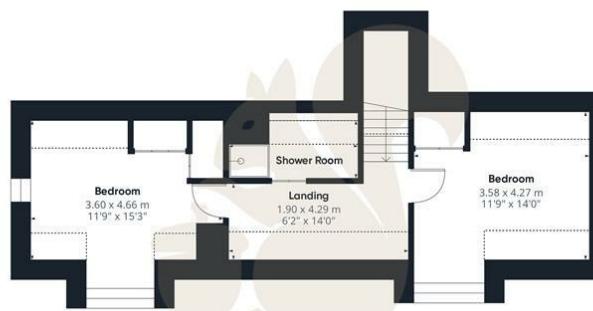




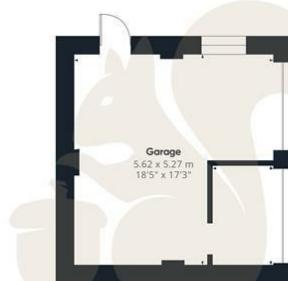




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Local Authority:  
West Suffolk

Tenure:  
Freehold

Council Tax Band:  
E

#### Approximate total area<sup>(1)</sup>

174.9 m<sup>2</sup>  
1884 ft<sup>2</sup>

#### Reduced headroom

11.6 m<sup>2</sup>  
125 ft<sup>2</sup>

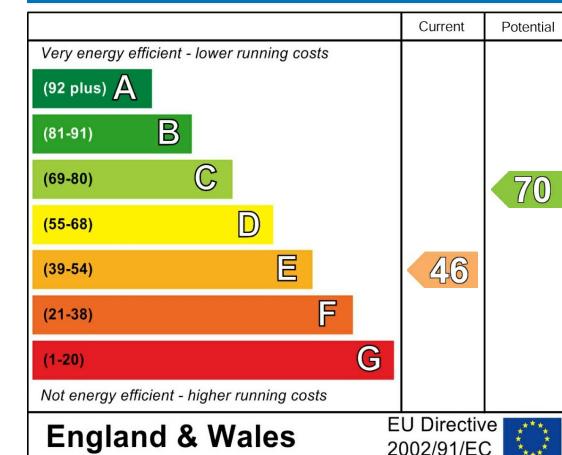
(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

#### Energy Efficiency Rating



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.

Oakheart Bury St Edmunds  
01284 331077  
bury@oakheart.co.uk  
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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