

oakheart

£215,000

Offers Over  
Coppo Meadow, Hartest



Ideally situated in Hartest, Suffolk, this four bedroom terraced home offers the perfect opportunity for those seeking a family home within a beautiful setting. The picturesque village of Hartest offers a real sense of community, and also benefits from beautiful countryside walks, while being close to both Bury St Edmunds and Sudbury.

Walk through the front garden and step into the hallway, which provides convenient access to the ground floor cloakroom - which is currently also used as a laundry room by the current owner. To the front of the property, the bright and airy kitchen is generous in size, providing plenty of space for both appliances and storage. To the rear of the property the lounge benefits from

an abundance of natural light, due to a large window and glazed door leading into the rear garden. From here, you can enjoy picturesque views over open fields - a peaceful backdrop for outdoor relaxation or entertaining.

On the first floor, there are three well-proportioned bedrooms, each offering comfortable living space with lovely views over the surrounding area. These rooms share a family bathroom. Whether for children, guests, or a home office, the versatile rooms provide plenty of options. The top floor features a master bedroom with an en-suite shower room, offering a private retreat for the homeowners. Additionally, there is a generous walk-in cupboard off the landing, which is perfect for extra storage.

The property also benefits from a garage offering secure parking and additional storage. There is also space in front of the garage which provides parking for one car.

The property would benefit from some modernisation, but with a little creativity this well located property would be the perfect opportunity for the keen DIY enthusiasts looking for their next project, or those looking to make a property truly their own!















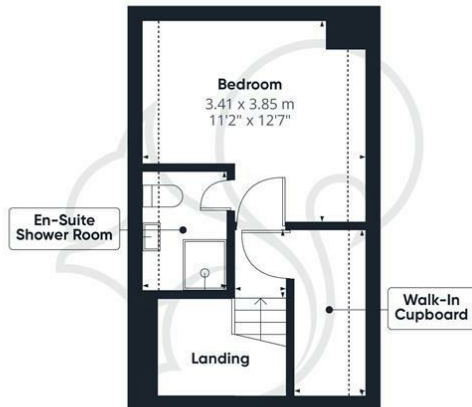




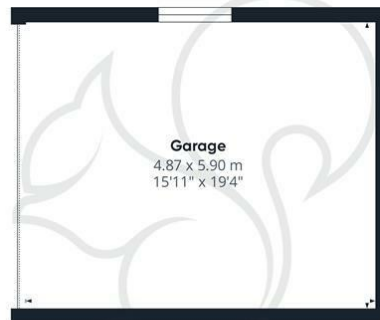
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area<sup>m</sup>

140 m<sup>2</sup>

1508 ft<sup>2</sup>

Reduced headroom

5.2 m<sup>2</sup>

56 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

Local Authority:


Tenure:

Freehold

Council Tax Band:

D

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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