

oakheart



£475,000

Offers In Excess Of  
Tannery Road, Combs

This deceptively spacious semi detached bungalow was formerly a barn, and has been thoughtfully extended and converted to create a spacious and highly versatile three double bedroom home - ideal for modern living.

Upon entering the property, you are welcomed by a generous entrance hall that immediately sets the tone for the property, offering a wonderful sense of space and flow throughout. To the right of the hallway the living room enjoys windows to the front aspect along with a skylight window, allowing natural light to pour in and create a bright yet cosy setting. The living room opens seamlessly into the dining room at the rear, which benefits from windows to the rear, and a further door leading back into the entrance hall, enhancing the practical layout.

Also accessed from the entrance hall is a useful laundry room, providing a discreet space to house appliances and keep washing neatly out of sight. This in turn leads to a convenient cloakroom.

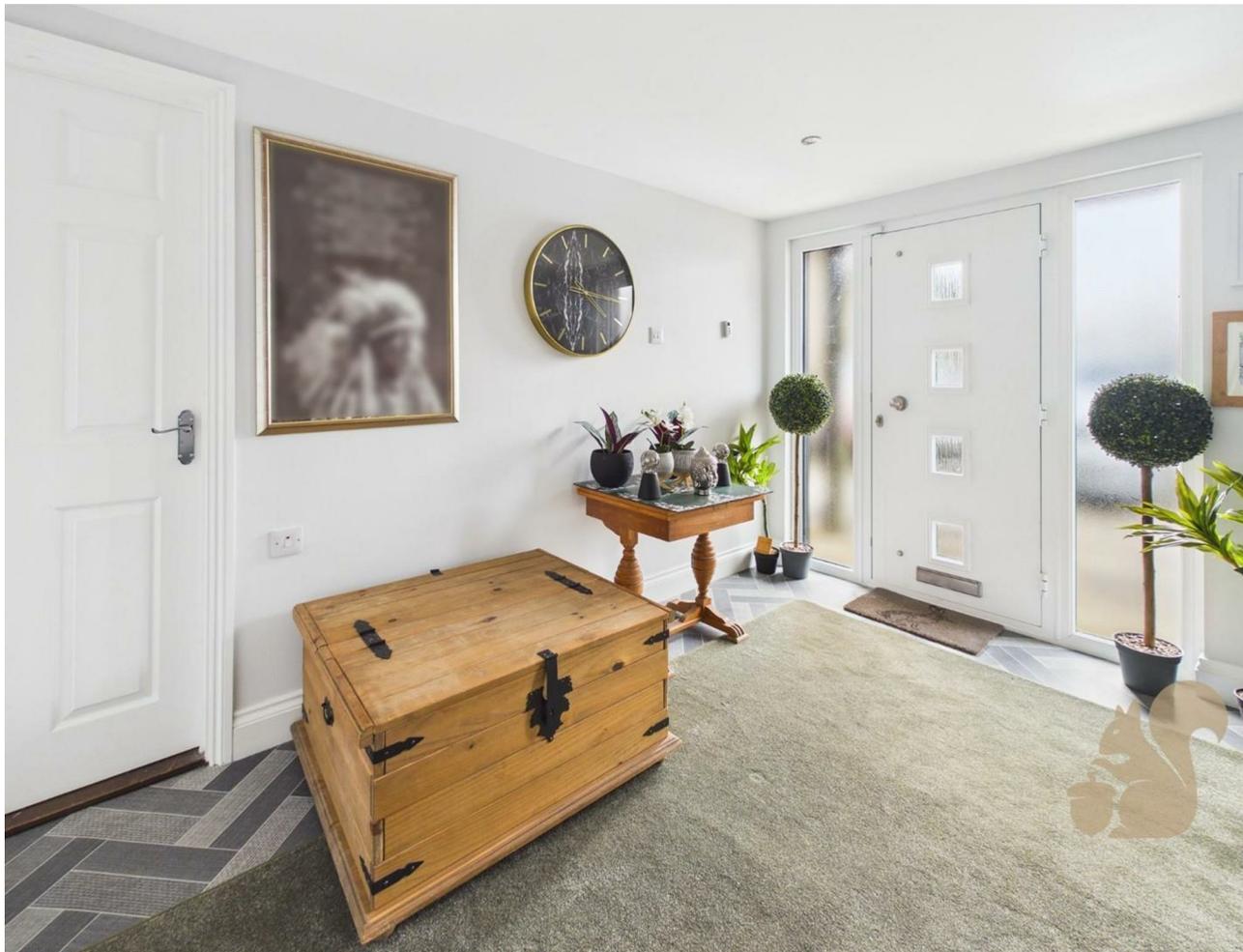
The impressive kitchen/diner forms the heart of the home. A substantial size, it offers a built in cupboard, a range of wall and base units, ample worktop space, a Bosch integrated oven and hob, space for a dishwasher, and room for two upright fridge/freezers—perfect for those who enjoy cooking and entertaining.

From here, an inner hallway leads to the remaining accommodation, where you will find two further built in cupboards for additional storage. To the left is a versatile office/study, which could easily serve as an additional reception room or guest

bedroom if required.

The generous principal bedroom, complete with its own en-suite shower room, features a skylight window and French doors opening out onto the garden, while two further double bedrooms each benefit from their own en-suite shower rooms.

Externally, the property offers a courtyard garden with double gates providing access to the front of the property, where you will find off road parking to the front for 4 cars, with access via a shared driveway.







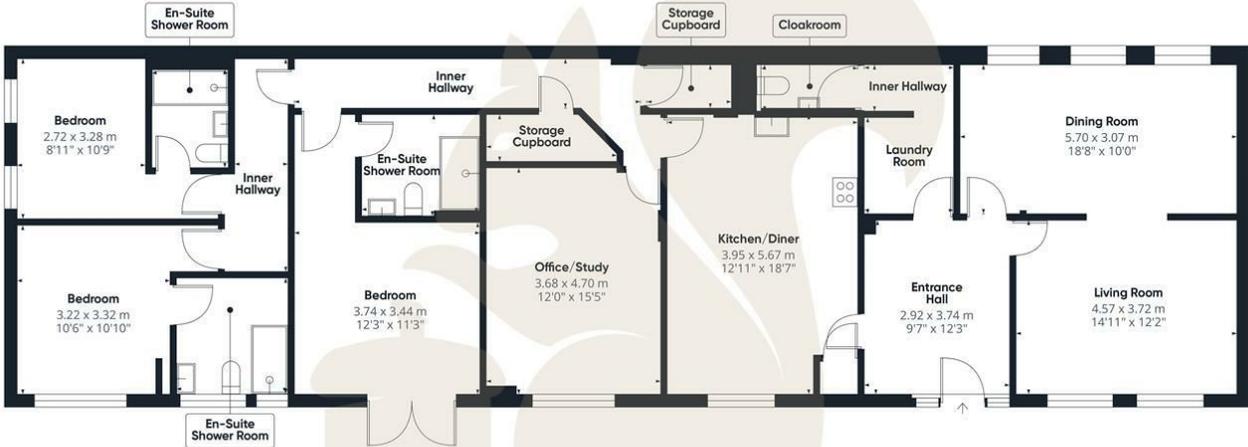


**oakheart**

Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
D



GLA™  
176.81 m²  
1903.16 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

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

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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

**oakheart**