

oakheart



£400,000

Offers In Excess Of
Shearing Street, Bury St. Edmunds

Nestled within the popular Marham Park development in Bury St. Edmunds, this beautifully presented four bedroom link-detached family home offers a superb blend of modern style, practical living space, and everyday comfort.

The welcoming entrance leads into a bright and spacious interior designed with family living in mind. At the heart of the home is the impressive open-plan lounge/diner, creating a versatile space ideal for both relaxing and entertaining. Filled with natural light, this sociable room provides ample space for family gatherings, dining with friends, or simply unwinding at the end of the day. The adjoining kitchen is well appointed with a range of contemporary units offering both style and functionality.

Upstairs, the property boasts four bedrooms, providing flexible accommodation for families, guests, or those working from home. The generous principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property continues to impress with an integral garage providing secure parking or additional storage. A private driveway to the front offers off road parking for a further vehicle, ensuring convenience for homeowners and visitors alike.

Situated within the popular Marham Park community, the property enjoys

easy access to local amenities, schools and green open spaces. The historic market town of Bury St. Edmunds is within easy reach and provides an extensive range of amenities, including shops, restaurants, cafés, bars and leisure facilities, all set amongst its charming streets and historic architecture.

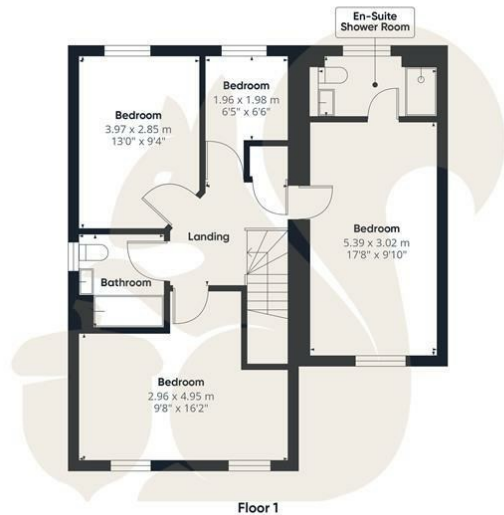
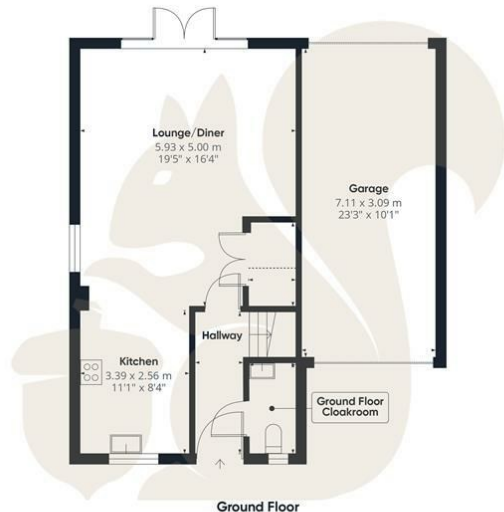
Combining contemporary design and generous accommodation, this attractive home is perfectly suited to modern family life. Presented in good order throughout and ready to move into, it represents a fantastic opportunity for buyers seeking a stylish and low maintenance home in one.











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GLA[®]
120.1 m²
1292.71 ft²

Total
142.77 m²
1536.79 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:
West Suffolk

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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