

oakheart

£250,000

Asking Price

Hawthorn Close, Bury St. Edmunds

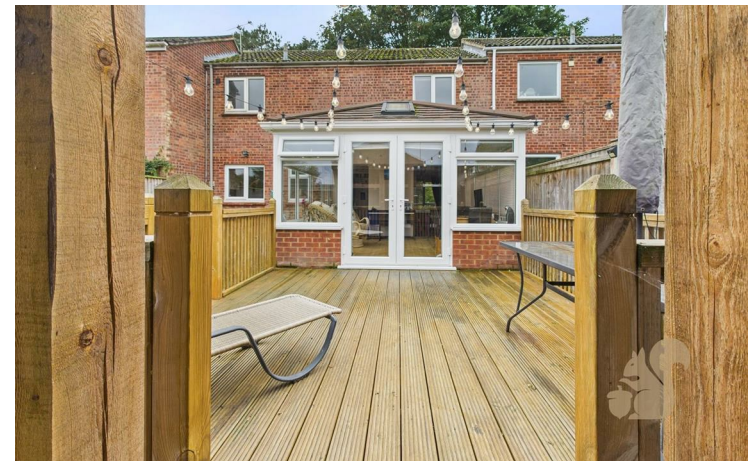
Tucked away at the rear of the development, this mid-terraced home in Bury St Edmunds offers a tranquil setting with views of Bury St Edmunds Golf Course and beautiful walks right from your doorstep. Incredibly well-positioned, this property strikes the perfect balance between peaceful living and being close to town and transport links.

Inside, the house unfolds with versatility. On the ground floor you'll find a multi-purpose front room which has been historically

used as a dining room, playroom and games room, and could adapt to your lifestyle or be opened up to create a larger kitchen; beyond this is a spacious living room which flows seamlessly into a welcoming sunroom, flooded with natural light and perfect for relaxing evenings or casual entertaining. A thoughtfully designed functional kitchen provides space for all appliances, supplemented by a generous cupboard ideal for housing a fridge or extra storage. The ground floor also benefits from a convenient WC.

Upstairs you will find three bedrooms: two generous doubles each offering built-in storage options as well as a third versatile bedroom. The family bathroom upstairs is well appointed, serving all bedrooms with comfort and style.

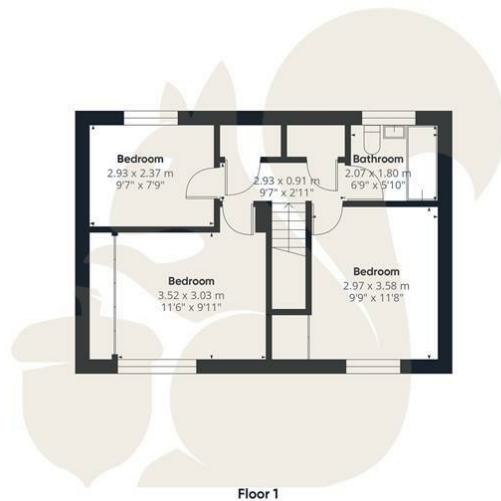
Outdoor living is a particular delight here. The addition of an EV charger makes this a superb solution for electric or hybrid vehicles. The outside space is further enhanced by a beautiful decking area, a wooden built pergola and a strip of artificial lawn.












Approximate total area⁽ⁿ⁾
97.7 m²
1051 ft²

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

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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