

oakheart

£395,000

Offers In The Region Of
Tollgate Lane, Bury St. Edmunds



Nestled in a sought-after location, this characterful Victorian property effortlessly blends period charm with modern living. Boasting a striking bay front, the home opens into a spacious dual-aspect living room, perfect for family gatherings or quiet evenings in. Large windows flood the space with natural light, highlighting its timeless appeal.

The well-appointed kitchen features French doors that open onto a private garden, creating a seamless indoor-outdoor flow ideal

for entertaining or al fresco dining.

A standout feature is the converted cellar, now transformed into a generously sized double bedroom, offering versatility as a guest suite, home office, or retreat.

Upstairs, two further large double bedrooms provide ample space and comfort, complemented by a beautifully refurbished family bathroom designed with both style and practicality in

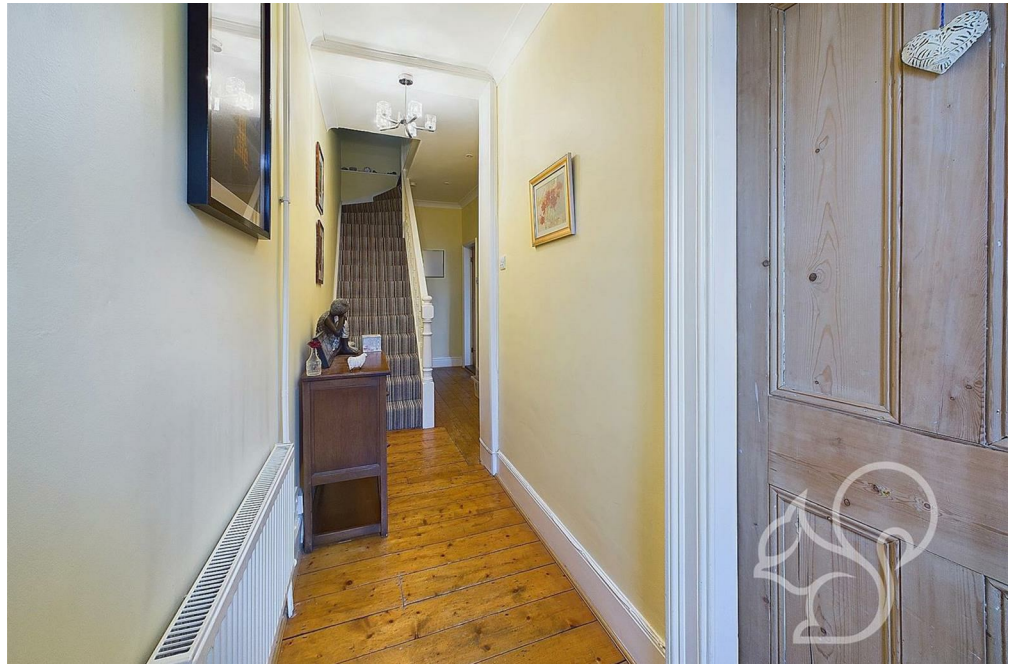
mind.

Outside, gated access leads to a spacious driveway with parking for multiple vehicles, adding to the home's practicality. This property promises a blend of period elegance and modern convenience in the heart of Bury St. Edmunds.

Don't miss this rare opportunity to own a home with such character and versatility—schedule your viewing today!












Local Authority:
West Suffolk Council

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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