

oakheart



£350,000

Asking Price

Hallifax Place, Shimpling, Bury St. Edmunds

Nestled in the charming village of Shimpling, this delightful three-bedroom semi-detached house on Halifax Place offers a perfect blend of comfort and convenience. Set within a peaceful cul-de-sac, the property boasts stunning open views to the rear, providing a serene backdrop for relaxation. Families will appreciate the play park located directly in front, making it an ideal spot for children to enjoy outdoor activities.

The house features a well-designed layout, including a first-floor

bathroom and a convenient ground floor cloakroom, ensuring ample facilities for family living. The kitchen is complemented by a handy utility room, providing extra space for laundry and storage, which is always a welcome addition in any home.

For those with multiple vehicles, the property offers generous parking options, making it easy to accommodate guests or family members. The expansive rear garden is a true highlight, providing a wonderful space for gardening, entertaining, or

simply enjoying the fresh air.

With easy access to both Bury St. Edmunds and Sudbury, this home is perfectly positioned for those seeking a tranquil village lifestyle while remaining close to urban amenities. This property is an excellent opportunity for families or individuals looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.



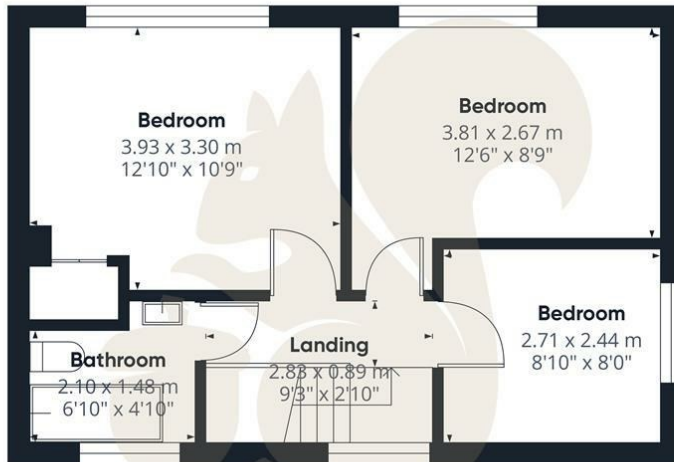








Ground Floor



Floor 1



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**GLA<sup>m</sup>**  
83.35 m<sup>2</sup>  
897.14 ft<sup>2</sup>

**Total**  
83.35 m<sup>2</sup>  
897.14 ft<sup>2</sup>

(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

Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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.

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