

oakheart



£325,000

Offers In Excess Of
Normandie Way, Bures

01787 322 322
oakheart
for sale

Situated on a popular residential street in the widely sought after village of Bures is this well proportioned three/four bedroom semi-detached home. Offering versatile accommodation space throughout with three well sized bedrooms, three reception rooms, off street parking for several vehicles and a garage, this property is a well suited family home.

Upon approach this home sits behind a neatly maintained lawn frontage with concrete driveway running parallel to the property allowing off street parking for several vehicles. Entry is gained to an internal entrance hall with stairs rising to the first floor. The lounge is

located at the front of the property featuring an electric fireplace sat upon a stone hearth with marbled surround and timber effect mantle. Neighbouring the lounge is the dining room enjoying views over the front aspect. The third reception room offers the versatility of use as a fourth bedroom, home study or games room. The kitchen offers a traditional finish comprising of a range of white floor and wall mounted units topped with roll top work surfaces, tiled splash backs, inset stainless steel sink and drainer unit with chrome mixer tap and door opening to the utility area. Concluding the ground floor is the cloakroom offering a low level WC and wash hand basin. To the first floor are three nicely sized bedrooms, of which the principal

bedroom offers integral wardrobe space. The third bedroom enjoys good amounts of natural light flow from dual aspect windows. Concluding the internal accommodation is the family bathroom offering a fully tiled finish fit with shower unit, low level WC and vanity unit.

The rear garden is predominantly laid to lawn enclosed by a range of mature shrubs making for a private and tranquil setting. Call Oakheart today to arrange your viewing!







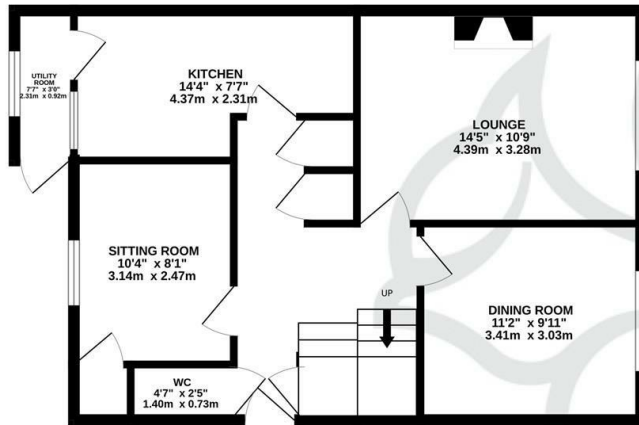


Local Authority:

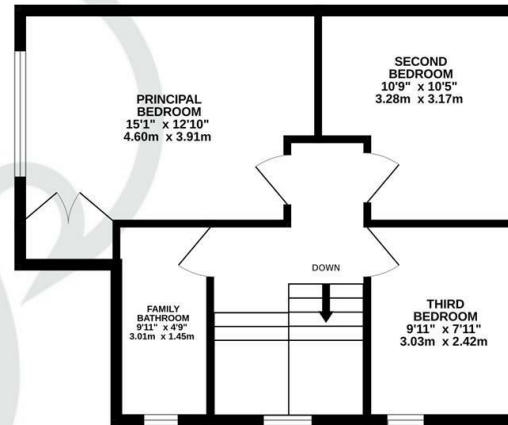
Tenure:
Freehold

Council Tax Band:
C

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	77
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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