

oakheart



£575,000

Offers In The Region Of  
Bulmer Street, Bulmer

A charming and substantial four bedroom detached home occupying a generous plot size in the quaint and well regarded village of Bulmer. Enjoying versatile accommodation space throughout with generous amounts of off street parking and far reaching field views to the rear, this property makes for the perfect family home.

Upon approach this home sits behind a shingled driveway allowing off street parking for several vehicles bordered by areas of lawn enclosed by a range of established shrubs and trees. Entry is gained to a welcoming entrance hall featuring wood panelled walls and stairs rising to the first floor. The kitchen provides a contemporary finish

enjoying views over the rear garden comprising of a range of sleek white floor and wall mounted units topped with stone effect work surfaces, integrated eye level oven, four ring induction hob with tiled splash backs, inset sink and drainer unit with chrome mixer tap and larder. The main lounge provides generous accommodation space featuring an electric fireplace set within a stone effect hearth and mantle. The second sitting room provides versatile accommodation space offering the possibility to utilise as a snug, study, or fifth bedroom. The dining room is laid with parquet flooring complete with sliding doors allowing access to the conservatory. The conservatory enjoys tiled flooring with french-style doors opening

to the rear garden. To the first floor are four well appointed double bedrooms, of which all provide internal wardrobe space. The principal suite further boast ensuite facilities comprising of a double width shower cubicle, low level WC and wash hand basin. Concluding the internal accommodation is the family bathroom offering a bath with shower over the tub, low level WC and wash hand basin.

The rear garden commences with a paved seating terrace that furthers to an expanse of lawn housing various shrubs and trees. The garden backs on to picturesque countryside views as far as the eye can see.

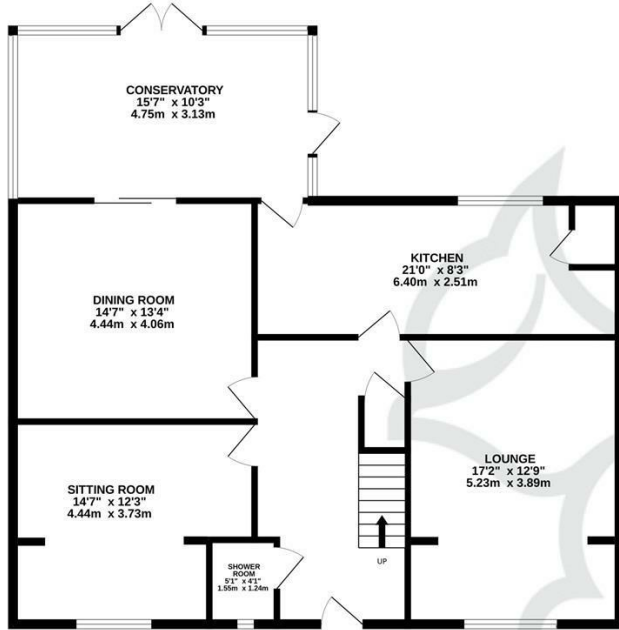




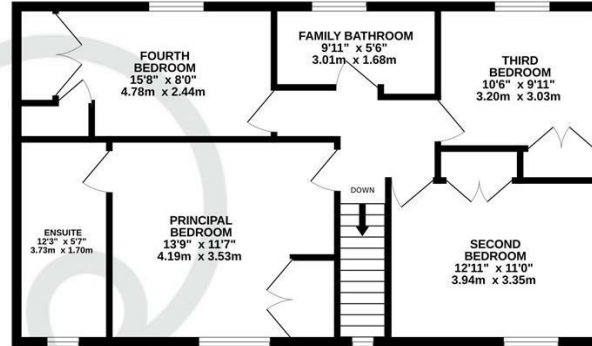




GROUND FLOOR  
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

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

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