

oakheart



£290,000

Offers In The Region Of  
Bulmer Tye, Bulmer



This beautifully extended three-bedroom semi-detached home offers spacious and modern living, making it an excellent choice for families or professionals. Thoughtfully improved by the current owner, the property boasts a stunning open-plan kitchen/diner, a bright and airy lounge, and a generous south-facing rear garden. With ample off-road parking and stylish interiors, this home blends comfort and practicality effortlessly.

Upon entering, the welcoming hallway leads to the main living areas. The sitting room at the front is filled with natural light, creating a cozy yet inviting space. Flowing from here, the lounge provides a spacious

setting for relaxation, complete with an understairs storage cupboard. The heart of the home is the impressive kitchen/diner, designed for modern living. Featuring stylish cabinetry, integrated appliances, and underfloor heating, this space is perfect for cooking, dining, and entertaining. Large windows and a glazed door offer views of the rear garden, allowing plenty of natural light to flood in. A separate utility room adds extra convenience, leading to a well-appointed family bathroom with a modern suite, including a bath with an overhead shower, vanity wash basin, and low-level WC. Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The principal bedroom is bright and spacious, while

the additional bedrooms offer flexibility for family, guests, or a home office.

Outside, the front of the property provides ample off-road parking, while the large south-facing garden features a patio, lawn, and a shed with power and lighting, making it an ideal outdoor retreat.

Call Oakheart today to arrange your viewing!





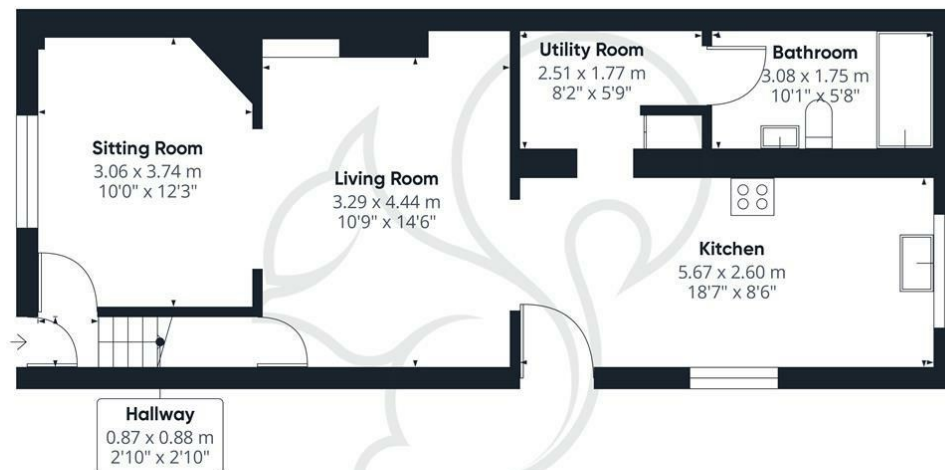












Ground Floor



Floor 1

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Approximate total area<sup>20</sup>  
81.38 m<sup>2</sup>  
875.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

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

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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