

oakheart



£450,000

Offers In The Region Of
St. Andrews Rise, Bulmer

Set within a peaceful residential street in the sought-after Suffolk village of Bulmer, this well-presented three bedroom detached family home enjoys a tranquil setting backing onto open farmland, offering both privacy and picturesque views.

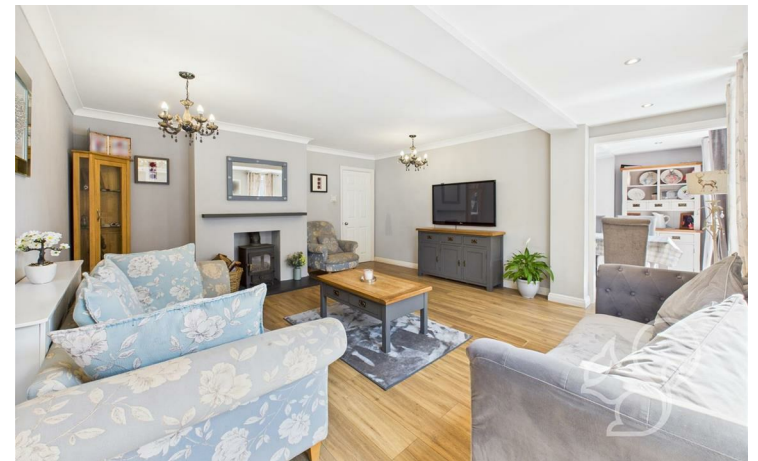
The accommodation begins with a brick-built entrance porch leading into a welcoming hallway with stairs rising to the first floor. The kitchen is finished to a high standard, showcasing sleek white base and wall units paired with white stone worktops, an integral eye-level oven, four-ring ceramic hob, integrated fridge/freezer, and a stylish butler sink with mixer tap. A separate utility room sits adjacent,

offering additional practical space. The generous dual-aspect living room provides an ideal space for relaxation, complete with a wood-burning stove and direct access to the integral garage. A ground floor cloakroom completes the downstairs layout. Upstairs, the property boasts three well-sized bedrooms, with the principal and second bedrooms benefitting from stunning field views to the rear. The principal bedroom also enjoys the convenience of an en suite shower room. The family bathroom is finished with partial grey tiling and includes a panel bath, wash hand basin, and low-level WC.

The rear garden offers a beautifully landscaped and

low-maintenance outdoor space, featuring a large paved terrace ideal for seating and entertaining. A gently curved brick retaining wall separates the patio from a raised lawn area, bordered by mature trees and shrubs for added privacy.

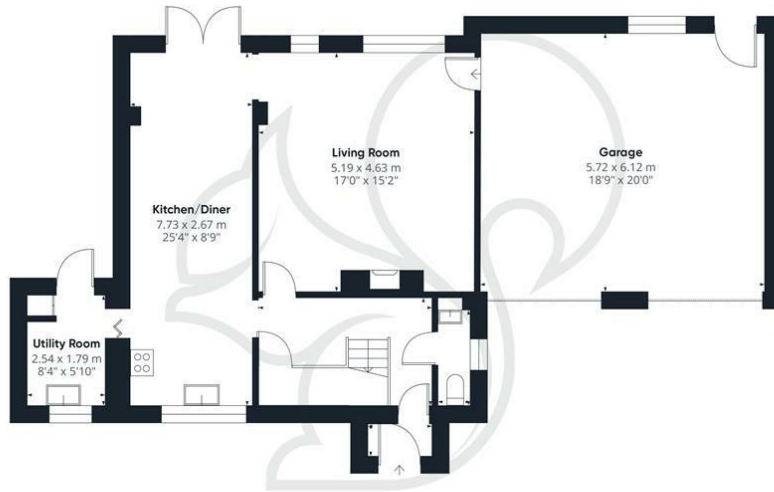
Call Oakheart today to arrange your viewing!











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Approximate total area⁰¹
136.9 m²
1473 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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