

oakheart

01286 331077
oakheart
For Sale

£400,000

Offers Over
Shimpling, Bury St. Edmunds

Situated in the highly sought-after village of Shimpling, is this three-bedroom detached family home. Modernly finished with the addition of solar panels, the property offers off-road parking for multiple vehicles, open-plan kitchen/diner and well-appointed bedrooms. Shimpling is located only seven miles from Bury St Edmunds and benefits from the catchment of Ofsted Outstanding Lawshall Primary School.

Upon arrival, the pretty wooden porch and pastel green windows create an attractive frontage. Internally, the entry hall provides access to the downstairs cloakroom and also a spacious storage cupboard. The light and airy kitchen/diner provide a hub for the home. The kitchen enjoys a sizeable window in the front aspect and comprises; sleek grey eye and low-level storage units,

wooden work surfaces, an integrated fridge/freezer, an inset stainless steel sink with drainer, an integrated oven and extractor fan and space for white goods. The dining room maintains the wooden effect flooring through the kitchen and gives way to the living room through double oak doors. The living room spans the width of the property and is again bright thanks to the double french doors leading to the rear garden and two picture windows.

On the first floor, the three double bedrooms and family bathroom are found. The master bedroom is located to the rear aspect and allows for generous storage units. Additionally, there is a cute mantelpiece feature. Bedrooms two and three are to the rear aspect and both enjoy rolling countryside views. The family bathroom benefits from a separate bathtub and corner walk-in shower

unit finished with stone effect tiling. The remainder comprises of wash hand basin with vanity storage and a low-level WC.

Externally, the rear garden provides generous patio space, with the remainder of the rear garden laid to lawn. To the front aspect, there is parking for over five vehicles and a wooden gate for complete privacy

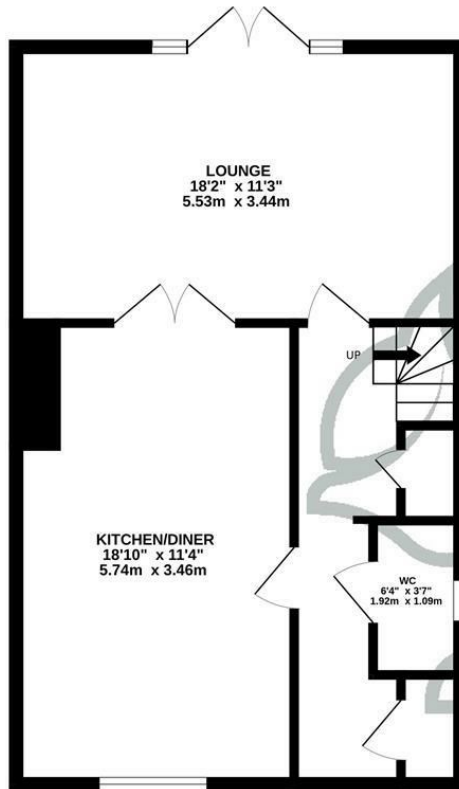




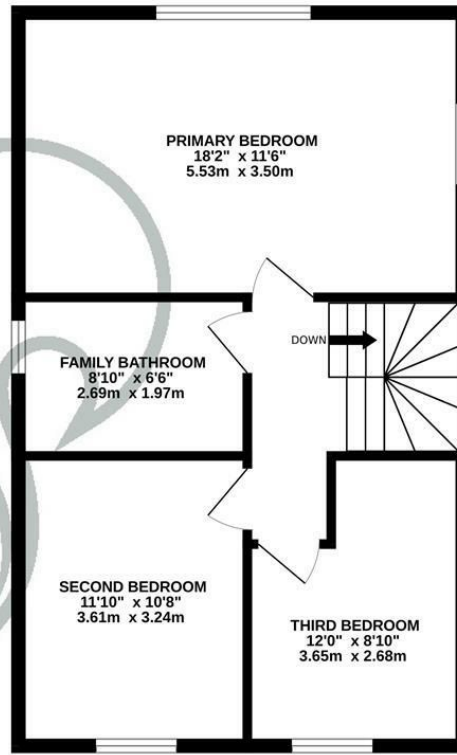




GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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