

oakheart



£500,000

Guide Price

Risbygate Street, Bury St. Edmunds

OAKHEART BURY ST EDMUNDS - **Guide Price £500,000 - £540,000** We are delighted to present this attractive five bedroom home, located a stones throw from Bury St. Edmunds town centre. Offering spacious living accommodation, four well proportioned bedrooms, enclosed rear garden and off road parking, this is truly one of a kind.

Uniquely designed and configured, the entrance lobby leads to the main hallway, providing access to all the downstairs living accommodation. The kitchen is an elegant space with a generous dining area, a range of integrated appliances and ample storage units. Furthermore, the kitchen enjoys a four ring gas hob, inset sink with drainer unit and gentle grey work surfaces, complimenting the kitchen aesthetic. Steps rise from the kitchen area towards

the French doors and full length windows which fills the room with natural light. Just off the entrance hall, there is a reception room which is ideal for a home office, and a cloakroom.

To the first floor is the living room, two bedrooms and bathroom. Spanning the length of the property, the living room is a generous but cosy room with dual aspect windows and a pretty feature fireplace. Bedroom four is to the rear aspect and benefits from built in wardrobes. Bedroom five is an ideal space, perfect for family and friends.

The second floor completes the internal accommodation with the remaining three bedrooms. The master bedroom overlooks the rear garden and is

enhanced with a Juliet balcony. The remaining two double bedrooms and family bathroom finish the accommodation.

Externally, the property enjoys a south facing, private courtyard. Gated access leads to the allocated parking and large single garage, fitted with lighting and power.

Services - Mains Gas & Electric
Council Tax - Band F

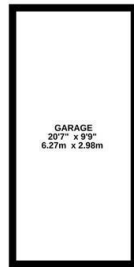




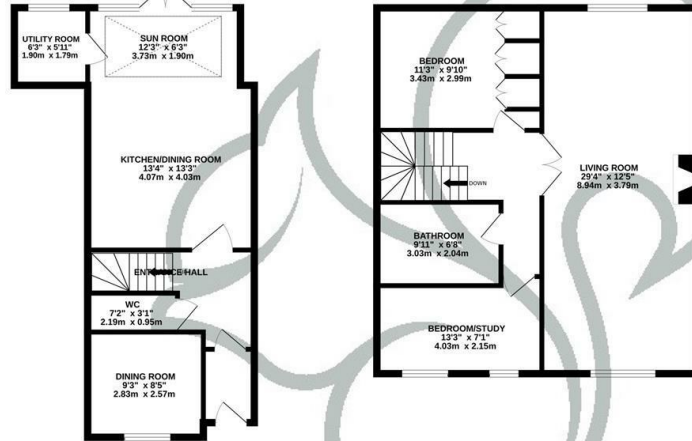




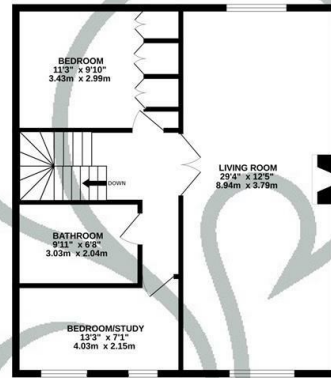
BASEMENT
202 sq.ft. (18.7 sq.m.) approx.



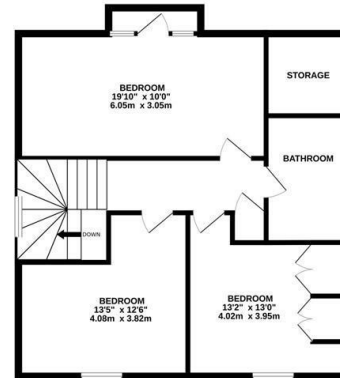
GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 2180 sq.ft. (202.5 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:
West Suffolk Council

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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	

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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