

oakheart

£500,000

Price Guide  
The Green, Depden

**\*\*GUIDE PRICE £500,000 - £550,000\*\***

Occupying a generous and versatile plot within a discreet, rural setting in the quaint village of Depden, around five miles South-West of Bury St Edmunds is this impressive and immaculately presented four double-bedroom family house! Having undergone extensive improvements in recent years, this home is offered in turnkey condition providing everything you would expect by modern living standards.

Upon approach this home sits behind a well sized front garden laid to lawn with a shingled driveway leading to a car port allowing off street

parking space for multiple vehicles. Entry is gained to a bright and sweeping entrance hall allowing access to the internal accommodation. The kitchen offers a contemporary finish whilst maintaining traditional farmhouse styling fit with a range of modern shaker-style floor and wall mounted units with oak work surfaces, double width butler sink with single arm mixer tap, integrated eye level oven and ceramic hob set within a central island breakfast bar. Neighbouring the kitchen is the utility room offering further work surface space with a butler sink with adjustable mixer tap. The kitchen leads to the open planned living/dining space forming the main hub of this home finished with solid wood flooring, dual aspect

windows allowing generous natural light floor and stairs leading to the first floor. The ground floor further offers two double bedrooms located to the front and rear of the property. Concluding the ground floor is the shower room offering a partially tiled finish comprising of a double width shower cubicle, low level WC and wash hand basin.

The rear garden is impressive in size, mostly laid to lawn with a raised, decked seating terrace providing the perfect space for Summer BBQ's and alfresco dining. The rear garden further offers a detached workshop and vehicular access.





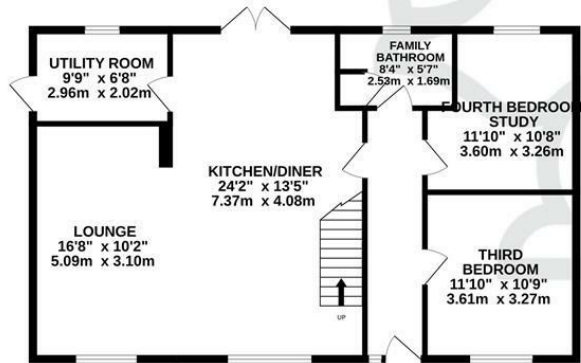
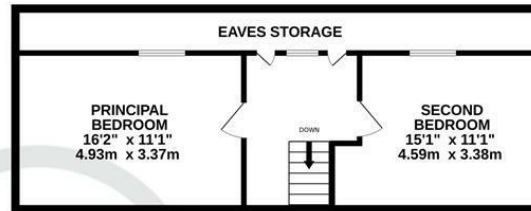




GROUND FLOOR  
1583 sq.ft. (147.0 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 2116 sq.ft. (196.6 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:  
C

Energy Efficiency Rating

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

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Oakheart Bury St Edmunds  
01284 331077  
bury@oakheartproperty.co.uk  
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

**oakheart**