



Plot 249  
The Willows  
3 bedroom home  
FOR SALE  
Kilberry

35

£344,995

Asking Price  
Plot 249, Marham Park, Bury St  
Edmunds

**\*\*£10,000 CASH BACK ON YOUR PURCHASE\*\*** Oakheart Property are pleased to present this brand new three bedroom detached house that is ready for new owners to move in straight away!

If you are searching for your first home or the next step in 2024, this amazing newly constructed property is perfect for you and you could be enjoying home by Spring this year! Situated on the ever popular Marham Park development on the outskirts of Bury St Edmunds, this property is perfectly situated for easy access to the Howard Academy, local amenities and the A14. This particular mews of property abuts Bury Golf Course and is within immediate walking

distance of the new Country Park that offers open fields and countryside paths.

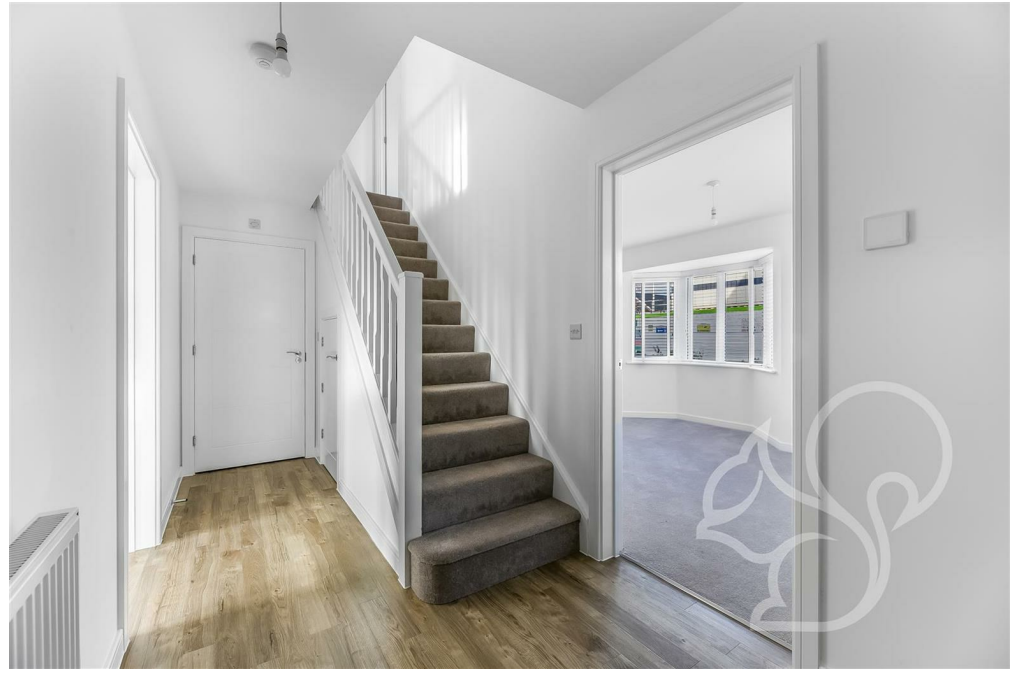
Built by established and well regarded developers these properties are offered for sale with 10 year NHBC warranties for peace of mind. Further salient features include; Ideal combination gas boilers; modern UPVC double glazing, UPVC fascias and soffits, beautiful bay windows to the living room, ground floor cloakroom, generous ensuite to master bedroom, integrated kitchen appliances, complementary timber sheds, turfed and patio slabbed gardens, parking for two cars, visit parking on the estate, tiled kitchen and

bathroom floors and incentives by way of negotiation.

Photos are for illustration purposes and are of former show homes, the property will be offered unfurnished. There are five Wisteria plots available to choose from, with prices from £344,995. We highly recommend a site visit at your earliest convenience to appreciate the sites appeal and these perfect family homes that remain!









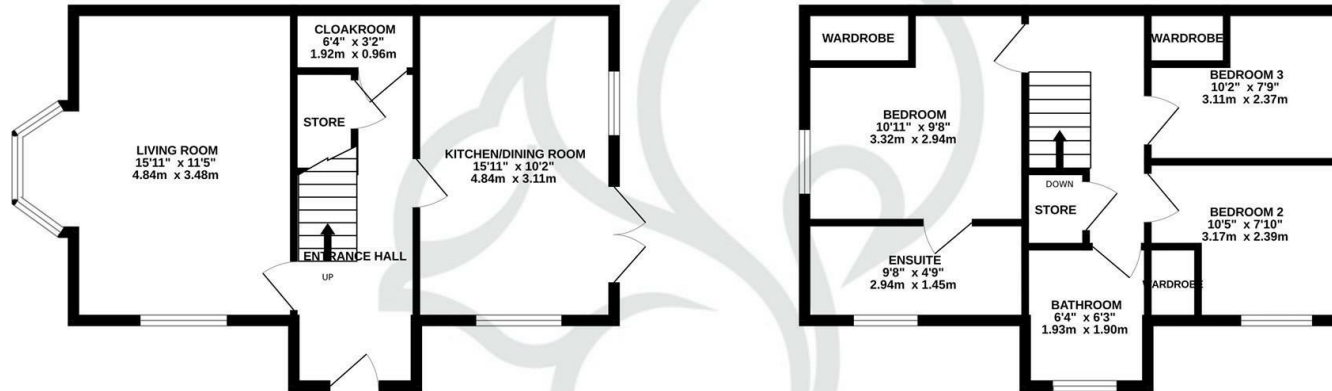
Local Authority:

Tenure:  
Freehold

Council Tax Band:  
New Build

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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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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