

oakheart



£270,000

Offers In Excess Of  
Willow Way, Bury St. Edmunds



Located within walking distance of the town centre is this wonderfully presented modern home, providing vastly improved living accommodation. It also boasts off road parking and a single garage, this is not one to be missed!

The current owners have greatly updated the property, creating open plan living downstairs whilst maintaining the properties quaintness. Upon entry, the hallway gives way to the downstairs cloakroom and main living space. To the front aspect is the kitchen, tastefully redesigned in recent years. White shaker style units provide ample storage while complimenting the solid oak work

surfaces. Further features comprise; a Butler sink with mixer tap, four ring gas hob with an electric oven and space for white goods such as fridge/freezer and washing machine. The living room flows seamlessly from the kitchen, flooding both rooms with natural light thanks to its open plan nature. French doors lead to the garden patio, a joyous summer sun trap.

On the first floor is a landing leading to the two double bedrooms. The master bedroom is a generous size, beautifully finished with a wooden panelled feature wall. The en-suite is larger than most and offers; walk in corner shower unit, low level WC and hand wash basin.

Bedroom two is a well proportioned space with ample room for storage. An additional refurbishment by the current occupiers is the family bathroom. Finished to a high specification, it comprises of; mottled stone style panelling across the bathtub and wall, with an overhead shower unit, low level WC and hand wash basin with vanity storage.

To the rear is an enclosed garden which is mostly laid to lawn with side access to front and door to a single garage and parking space.





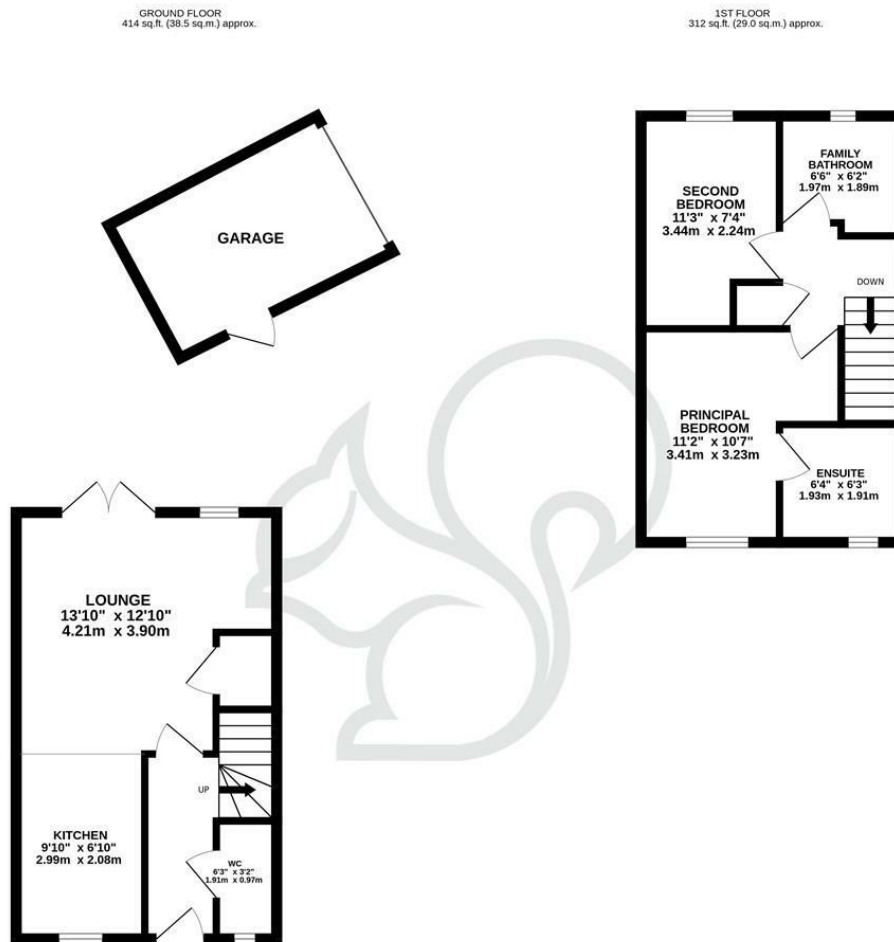












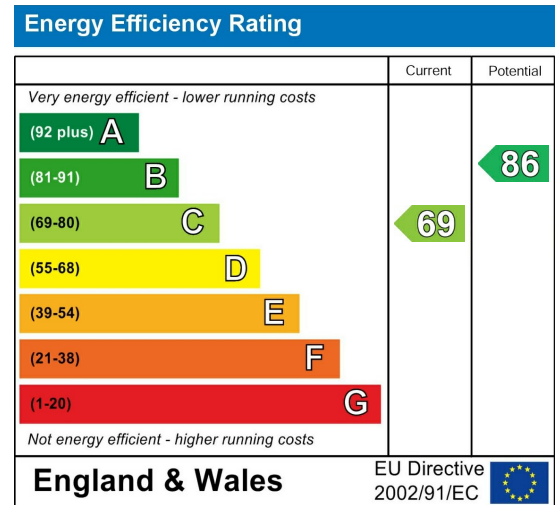
TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.

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.  
Made with Metropix ©2024

**Local Authority:**  
West Suffolk Council

**Tenure:**  
Freehold

**Council Tax Band:**  
B



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.

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

**oakheart**