

oakheart



£350,000

Offers Over  
West Road, Bury St. Edmunds

Nestled within walking distance of the historic town of Bury St Edmunds, this delightful three-bedroom Victorian house offers a perfect blend of period charm and contemporary comfort. Boasting a generous 90ft rear garden, an open-plan living room/dining room, and a spacious kitchen/breakfast room, this property presents an ideal setting for modern family living.

The property exudes the timeless charm of Victorian architecture, featuring characteristic elements such as sash windows, decorative mouldings, and high ceilings, which create an inviting ambiance throughout. The open-plan living room and dining room provide a versatile space for relaxation and entertaining, enhanced by an abundance of natural light streaming through large windows. The seamless flow between these areas promotes a sense of connectivity and

warmth. The well-appointed kitchen/breakfast room is designed for both functionality and style, offering ample cabinet storage, integrated appliances, and ample space for casual dining. Its contemporary fittings complement the period features, catering to the needs of modern living.

The property comprises three well-proportioned bedrooms, each thoughtfully designed to offer comfort and tranquility. Whether used as sleeping quarters, a home office, or a creative space, these rooms provide versatility to accommodate various lifestyle needs.

Step outside into the expansive 90ft rear garden, an idyllic retreat offering ample space for outdoor activities, al fresco dining, or simply unwinding amidst

lush greenery. Mature trees and shrubs provide privacy and a picturesque backdrop, creating a serene oasis within the heart of the property.

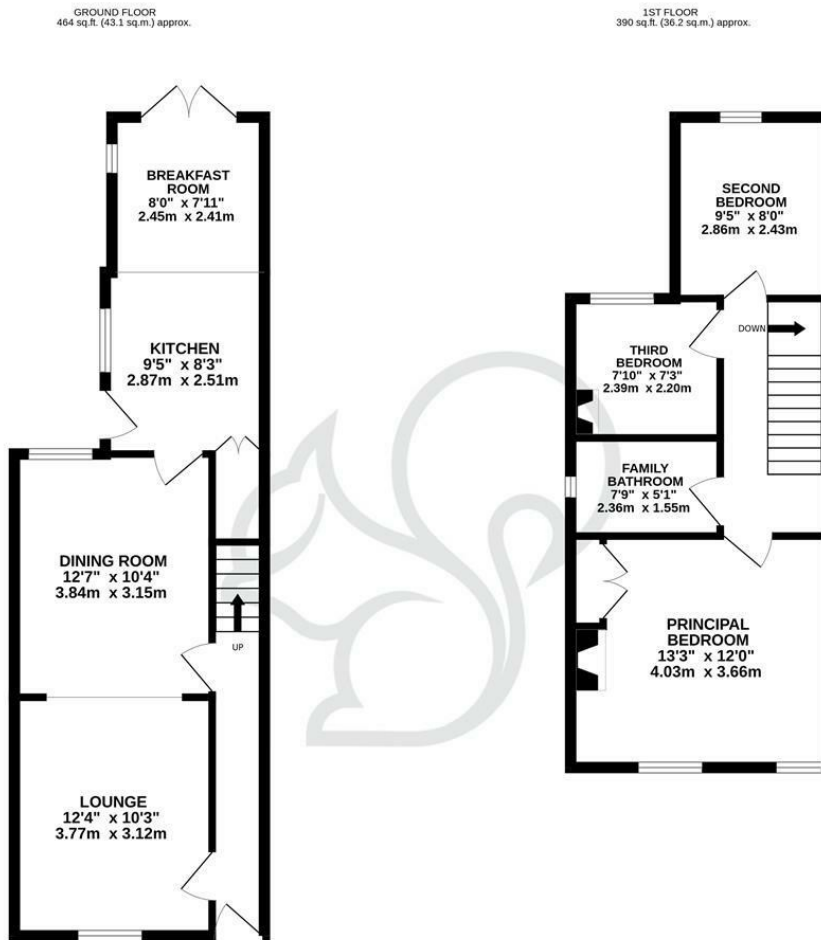
Situated within walking distance of Bury St Edmunds, residents can enjoy easy access to the town's array of amenities, including shops, restaurants, schools, and leisure facilities. Excellent transport links further enhance convenience, making this an ideal location for families and professionals alike.











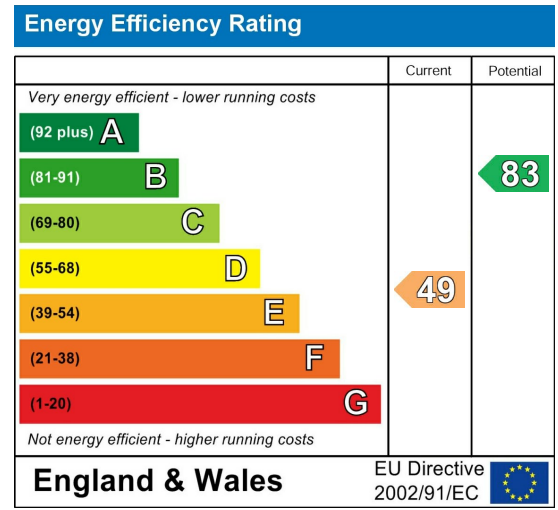
TOTAL FLOOR AREA: 854 sq.ft. (79.3 sq.m.) approx.

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 is given as to their operability or efficiency can be given.  
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**Local Authority:**  
West Suffolk Council

**Tenure:**  
Freehold

**Council Tax Band:**  
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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.