

oakheart



£340,000

Offers In The Region Of
Melvin Way, Woolpit

This stunning three-bedroom semi-detached home is located on the outskirts in the quaint village of Woolpit. Built in 2021, this residence boasts contemporary design and convenience. Benefitting from off road parking, spacious living accommodation and a well sized rear garden, it is a wonderful turn key property.

Upon entry, the useful lobby gives way to the cloakroom and living space. The living room is a light and airy room, flooded with natural light. The adjoining kitchen/dining room offers modern living with a sleek finish. The kitchen makes use of fully integrated appliances such as; fridge/freezer, dishwasher and washing machine. Further

additions include; four ring gas hob with electric over and extractor hood and ample storage with shaker style units. The rear garden is accessible from the dining space via double French doors.

This home offers three well-appointed bedrooms and generous family bathroom. The master bedroom enjoys the added benefit of built in wardrobes and complete with an ensuite. The ensuite comprises of; walk in shower cubicle, low level WC and hand wash basin. Bedroom two is a spacious double bedroom with ample space for storage and furnishings. The third bedroom is a versatile space, offering various options for use such as a home office. The family

bathroom comprises; panelled bath tub with overhead shower unit, hand wash basin and low level WC.

The rear garden offers a generous space. The patio provides an ideal space for entertaining and alfresco dining, with the remainder of the rear garden laid to lawn. There is also a shed for added outside storage. Abutting the property is the private driveway, with two parking spaces available.

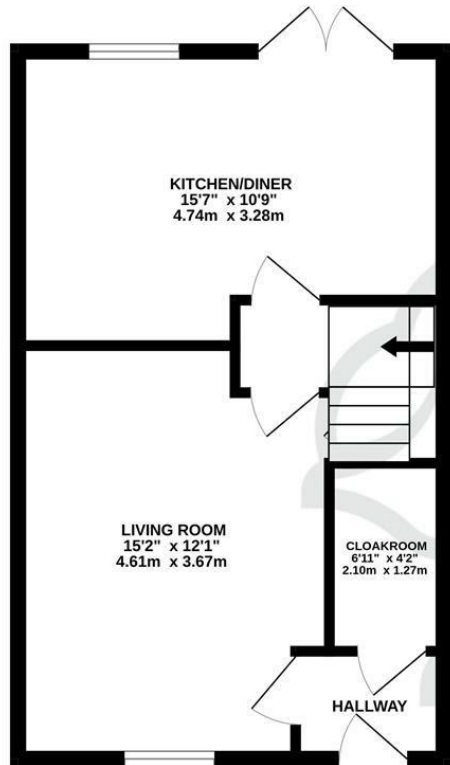




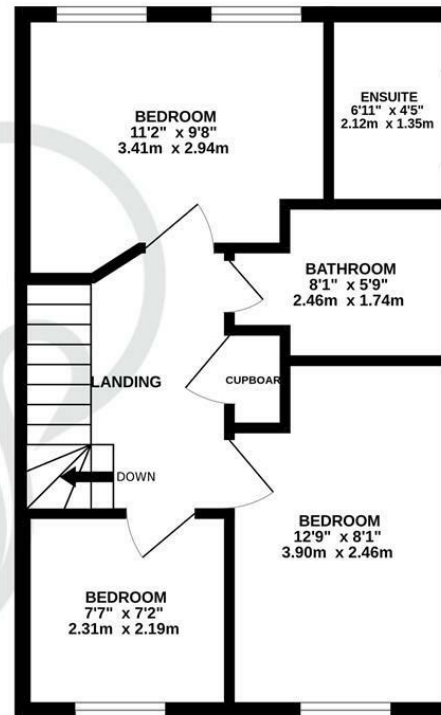




GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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	

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

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