

oakheart



£500,000

Offers In The Region Of  
Manor Garth, Pakenham



Nestled on a serene 0.2-acre plot in the picturesque village of Pakenham, this delightful detached home offers a perfect blend of country charm and modern convenience. Set back from the road, this property is located in an enviable position and is a must view home!

As you step inside, you are greeted by a light and airy living room, providing a welcoming space for relaxation and family gatherings. The country-style kitchen is a delightful room, featuring ample storage, rustic cabinetry, and plenty of counter space for culinary adventures. Boasting views over the landscaped rear garden, the

kitchen as a hub of the home. To the front aspect is the dining room, boasts versatility and could easily serve as a fourth bedroom if desired, making this home adaptable to your needs. Completing the ground floor is a convenient bathroom.

Upstairs, you will find three generously sized double bedrooms, each offering comfort and tranquility. The master bedroom and second bedroom both enjoy the benefit of built in wardrobes, giving added floor space. A well-appointed bathroom serves the upstairs area, providing practicality for family living.

The beauty of this home extends to its outdoor spaces. The front garden is meticulously maintained, enhancing the property's curb appeal. The expansive rear garden is a private oasis, perfect for gardening enthusiasts, outdoor dining, or simply unwinding in the fresh air.

A double garage provides secure parking and additional storage space, ensuring all your practical needs are met.

This charming property in Pakenham is an ideal family home, offering space, versatility, and a connection to nature, all within a welcoming community. Don't miss the opportunity to make this enchanting house your home.







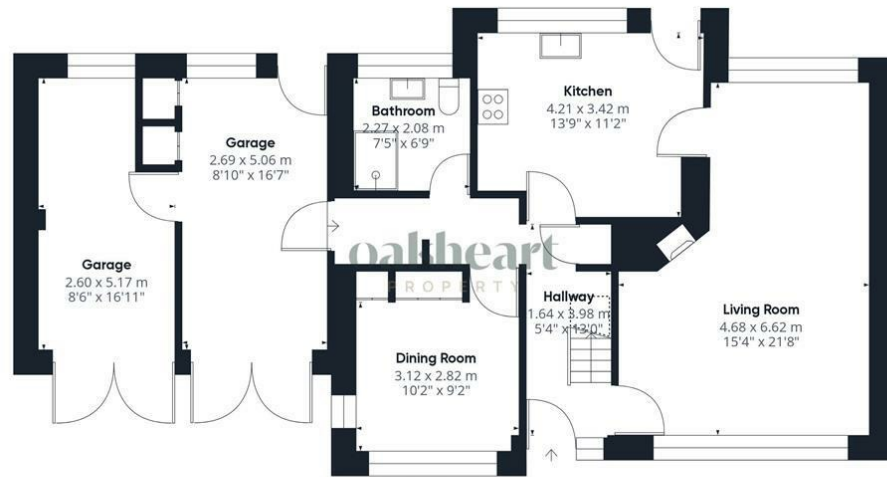












Ground Floor



Floor 1

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**Approximate total area<sup>m</sup>**

131.94 m<sup>2</sup>  
1420.17 ft<sup>2</sup>

**Reduced headroom**

1.72 m<sup>2</sup>  
18.54 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>53</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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