

oakheart



£500,000

Guide Price

Philip Road, Bury St. Edmunds

\*£500,000-£550,000\* Located in the historic and picturesque town of Bury St. Edmunds is this exquisite Victorian semi-detached house. Sympathetically extended and modernised throughout, this wonderful home retains enviable period features whilst maintaining modern functionality. The 100ft rear garden is a delight with the addition of off road parking for multiple vehicles.

The heart of the home is the stunning open plan kitchen/dining room. This area has been thoughtfully extended to create a bright and airy space, featuring modern fittings and ample storage. Bi-folding doors open out to the neatly finished patio, creating a

seamless blend indoors to out. The kitchen offers an island with plentiful storage, maintaining the same wooden surface throughout the whole kitchen. Herringbone tiling compliments the shaker style units. The spacious bay-fronted living room is a delightful space. The large bay window not only enhances the room's character but offers ample natural light. A dedicated study provides a quiet and productive space for those who work from home however could serve as a fourth bedroom. The practical utility room offers additional storage and laundry facilities, keeping the main living areas clutter-free. Conveniently located on the ground floor, the stylish shower room provides a second bathroom to this family home.

To the first floor are the three generous bedrooms and family bathroom. The master bedroom enjoys views over the rear garden and built in wardrobes. Bedroom two and three are to the front aspect, the second bedroom retaining huge character with an additional bay window. The family bathroom completes the accommodation.

The extensive rear garden is a true highlight of this property. Stretching approximately 100ft (sts), it provides a wonderful space for all the family to enjoy. The garden also includes a patio area, ideal for alfresco dining. The property benefits from parking for multiple vehicles, fitted with an EV charging point.











Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>m</sup>  
137.33 m<sup>2</sup>  
1478.21 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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:  
West Suffolk

Tenure:  
Freehold

Council Tax Band:  
C

**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>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.

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

**oakheart**