

oakheart



£675,000

Guide Price

The Street, Shimpling

Guide Price £675,000 - £695,000 - Situated in the beautiful Village of Shimpling is this imposing and significant five bedroom extended family residence that has had no expense spared in the meticulous improvements made throughout. This impressive property sympathetically entwines characterful features with modern decorative touches and we highly advise a viewing at your earliest convenience!

Shimpling is a highly sought after rural Village sandwiched between Sudbury & Bury St Edmunds. It is set amongst rolling countryside and offers easy access to amenities via the A134.

This sizeable house is approached via a gated driveway that has plenty of space to host the families vehicles as well as guests when needed. It has an attractive country style kerb appeal with a rendered frontage, pitched roof porch and casement windows.

Internally the accommodation in this wonderful country home is versatile, flowing in nature and naturally bright. On the ground floor there are two reception rooms, a large vestibule, separate porch, laundry room, cloakroom and a striking extended kitchen family room that is the true hub of the house. The extension floods the room with natural light thanks to patio doors, a window to rear and an

orangery style roof lantern. It is all laid seamlessly in Oak effect flooring that perfectly compliments the shaker style kitchen units, and kitchen island. Further features in this enviable kitchen comprise; Solid dark work surfaces, spotlighting, AGA cooker, inset sink, under unit lighting, and integrated white goods.

Spanning the depth of the property is the dual aspect living room that has plenty of space for the family to enjoy together. This wonderful reception room is beautifully presented with wooden flooring, half panelled walls, exposed original timbers, and a multi-fuel burner set in an exposed chimney. Completing the ground floor is the versatile play room and the extremely useful laundry room.











Ground Floor Building 1



Floor 1 Building 1

oakheart

Approximate total area[®]
198.8 m²
2139.87 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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