

oakheart

£240,000

Offers Over
Ashwell Road, Bury St Edmunds



This attractive family house situated on the West of Bury Town Centre is the perfect property for those looking to enjoy a well sized garden, private driveway and a detached workshop that could suit a variety of uses!

Ashwell Road forms part of a quiet residential area that is within approximately 10 minutes walk to the Town Centre, whilst also being 0.5 miles from Westgate Community Primary School or the popular Sixth Form College. This particular family property has been lovingly enjoyed by the current occupiers and it is now ready for new owners to make it their own. The property is deceptively spacious with a good level of storage throughout in addition to a large back garden, a drive way and outbuilding!

The driveway to the side provides space to park off road on a shingled area in front of the side gate to the patio and the timber outbuilding. The outbuilding is a useful bonus that could suit various uses such as: A garden bar/pub (current use), workshop, home office, beauty studio or home gym. It is fitted with power and light and has barn style double doors to the front and a personnel door to the side. The back garden is an impressive size offering plenty of lawn for younger family members to enjoy. It also has a patio dining area, secured fence/walled border, established tree to the rear creating natural privacy and a rear gate that leads to further parking.

Internally the property has been finished to a modern yet traditional style. The living room is a wonderfully bright dual aspect reception room that

comfortably hosts a sofa suite and dining table creating a hybrid use. There are patio doors to the rear opening to the garden and a large window to the front. The room centres around a brick hearth with an inset multi fuel burner for the cosy winter months. It is framed by fitted shelving on the right hand side made from reclaimed timber. The living room leads to the rear aspect kitchen and the hallway.









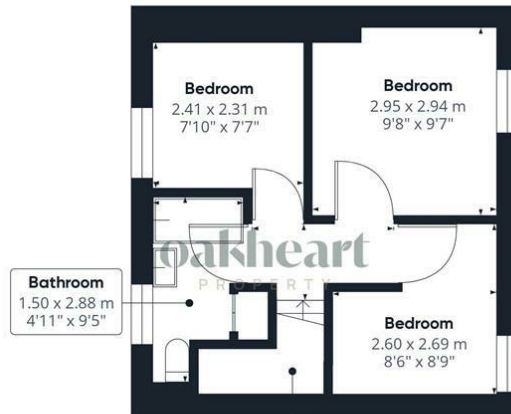
Purple 2.5
Pink -
Green 2.5
Small
trees

TS
VE





Ground Floor



Floor 1

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Approximate total area[®]
58.14 m²
625.81 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:
West Suffolk

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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

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