

oakheart

£599,995

Offers Over
The Heath, Woolpit



An absolute prime example of contemporary and modern living. This single storey residence has been extended and refurbished to create this magnificent home. The open plan living accommodation creates a hugely social yet functional space, finished with aspects such as marble work surfaces and underfloor heating. The three double bedrooms all offer brilliant storage, with the master enjoying an exceptional ensuite bathroom. Parking is a plenty, with a paved driveway with walled surrounds and electric gates.

An attractive frontage with an oak framed porch and white render. Upon entry, the L shaped hallway gives way to all primary

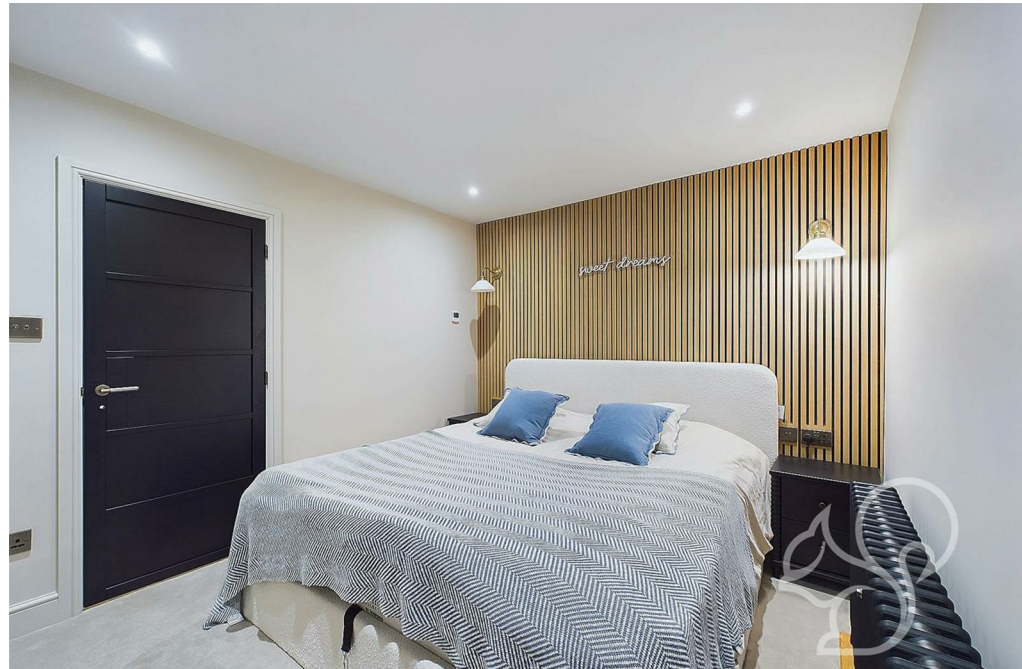
accommodation. It has been finished meticulously with herringbone flooring and detailed panelling. The main living accommodation is a wonderful open plan area, comprising the living room/dining room and kitchen. The living room is flooded with natural light thanks to the large window and provides plentiful storage.

The focal point is the kitchen, finished to the very highest standard. The central island sits directly below the lantern skylight and is fit with inset sink and drainer. Marble worktops are a common theme throughout, located on the island and also as a splash back for the five ring induction hob. There is also a double electric oven,

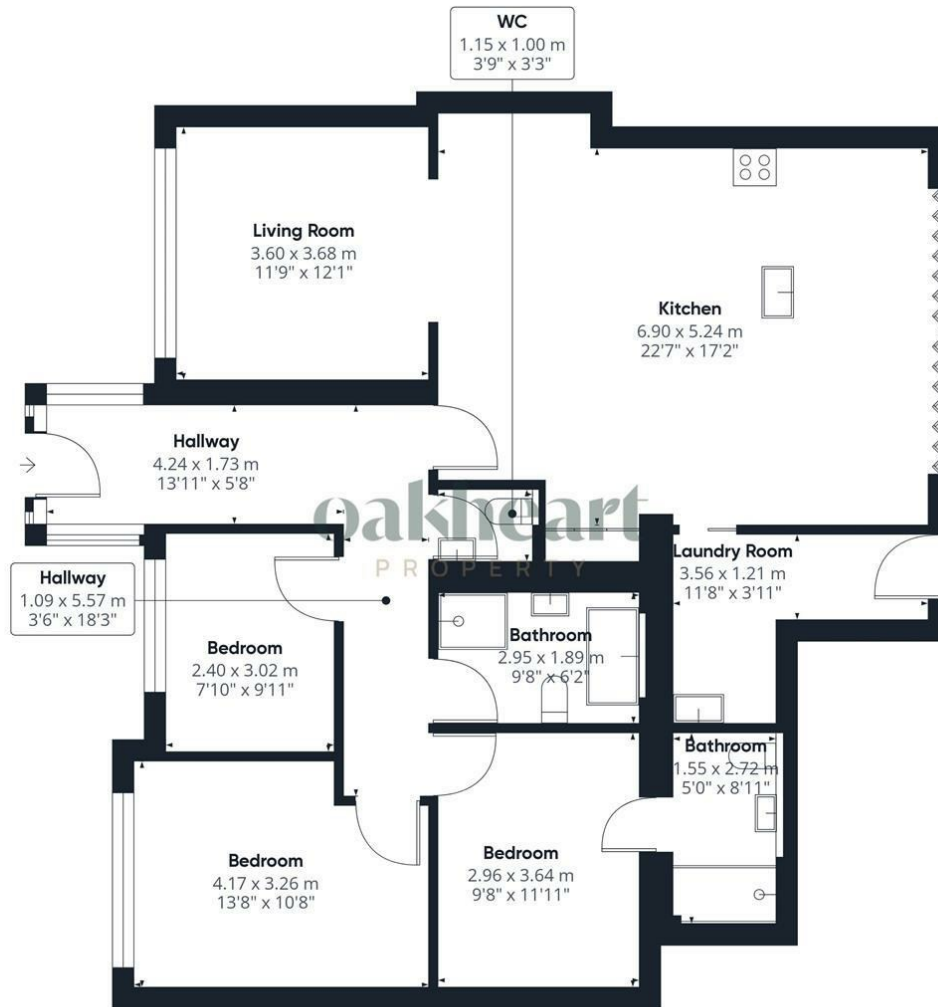
dishwasher, fridge freezer and wine fridge. Bi folds lead to the rear garden and create a brilliant open feeling to the space. The dining area is large enough to hold a large table and also gives way to a handy office space, built into the storage cupboard. Adjoining the living area is the utility/boot room, with ample space for white goods and a bespoke fitted coat and shoe rack.











Ground Floor Building 1

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Approximate total area[®]
115.36 m²
1241.73 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:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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