



oakheart

£325,000

Guide Price

Old Bury Road, Lackford

*** GUIDE PRICE £325,000-£350,000 *** Nestled in the tranquil village of Lackford, this delightful three-bedroom semi-detached bungalow offers a perfect blend of modern living and rural charm. With a thoughtfully designed layout and versatile spaces, this property is ideal for families, couples, or anyone looking to embrace village life.

Upon entering, you are greeted by the spacious and inviting kitchen, filled with natural light. The well appointed kitchen is complete with a central island. This space is both functional and stylish, offering ample workspace and storage, as well as a social hub for cooking, dining, or gathering with loved ones.

From the kitchen, the open plan living/dining room offers a wonderful blend of

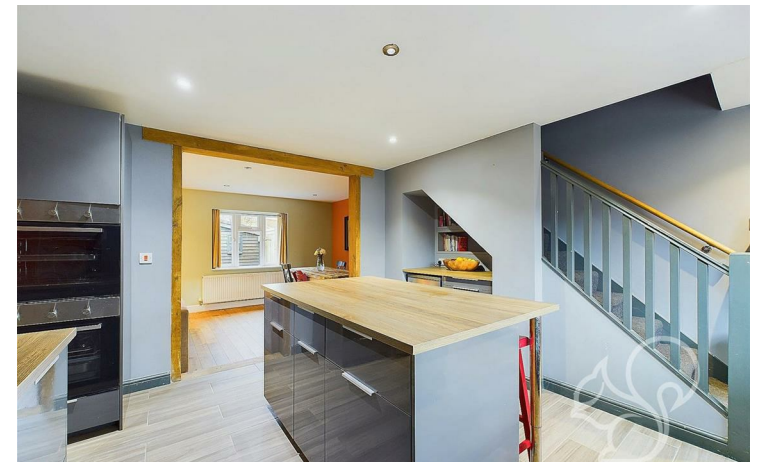
comfort and functionality. A recently installed log burner adds warmth and character, creating a cozy ambiance. French doors lead seamlessly to the rear garden, making it an ideal space for both relaxation and entertaining.

The ground floor accommodates two well-proportioned bedrooms, offering flexibility for use as guest rooms, a home office, or additional living space. The family bathroom is fitted with a convenient shower cubicle, a low-level WC, and a hand wash basin. Upstairs, you'll find a generous double bedroom complete with a walk-in wardrobe, providing ample storage and a touch of luxury.

The exterior of the property is equally impressive. The rear garden is of a good

size and features a large shed equipped with lighting, offering excellent potential for use as a workshop or additional storage. At the front, the considerable garden includes off-road parking, ensuring convenience and practicality.

Situated in a peaceful and friendly community, this charming bungalow is within easy reach of local amenities while offering the serenity of village living. It is only a few minutes walk away from the picturesque Lackford Lakes. A truly wonderful opportunity not to be missed!











Ground Floor



Floor 1

oakheart

Approximate total area[®]

96.53 m²
1039.03 ft²

Reduced headroom

9.74 m²
104.85 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

oakheart