

oakheart

£335,000

Offers Over  
Cannon Street, Bury St. Edmunds





Nestled just a 5-minute stroll from the vibrant town centre of Bury St Edmunds, this delightful three-bedroom home offers an ideal blend of convenience, comfort, and charm. Boasting two generous double bedrooms, a garage, and a private parking space, this property is perfectly positioned for modern living.

Upon entering, the welcoming hallway features a handy storage cupboard and provides access to all ground floor rooms, including a convenient shower room complete with a WC and shower cubicle. The spacious living room is flooded with natural light from two large windows fitted with bespoke shutters, creating a warm and inviting atmosphere. There's a designated dining area within the living room,

offering the perfect spot to enjoy meals with family or guests. The adjacent kitchen is well-equipped with ample storage, built-in appliances, and a functional layout. At the rear of the kitchen, you'll find a practical utility area with a door leading out to the low-maintenance rear garden.

Upstairs, the property boasts two sizeable double bedrooms, with the master bedroom benefitting from built-in wardrobes. The third bedroom is currently utilised as an open office/library, offering a versatile space to suit your needs. Completing the upstairs accommodation is the family bathroom, with panelled bath tub and

shower overhead.

The rear garden is designed for low-maintenance enjoyment, with plenty of space to accommodate outdoor furniture, making it a fantastic spot for relaxing or entertaining. The garage, conveniently joined to the property, provides additional storage or parking, while a hard-standing parking space is located next to the garage for added convenience.

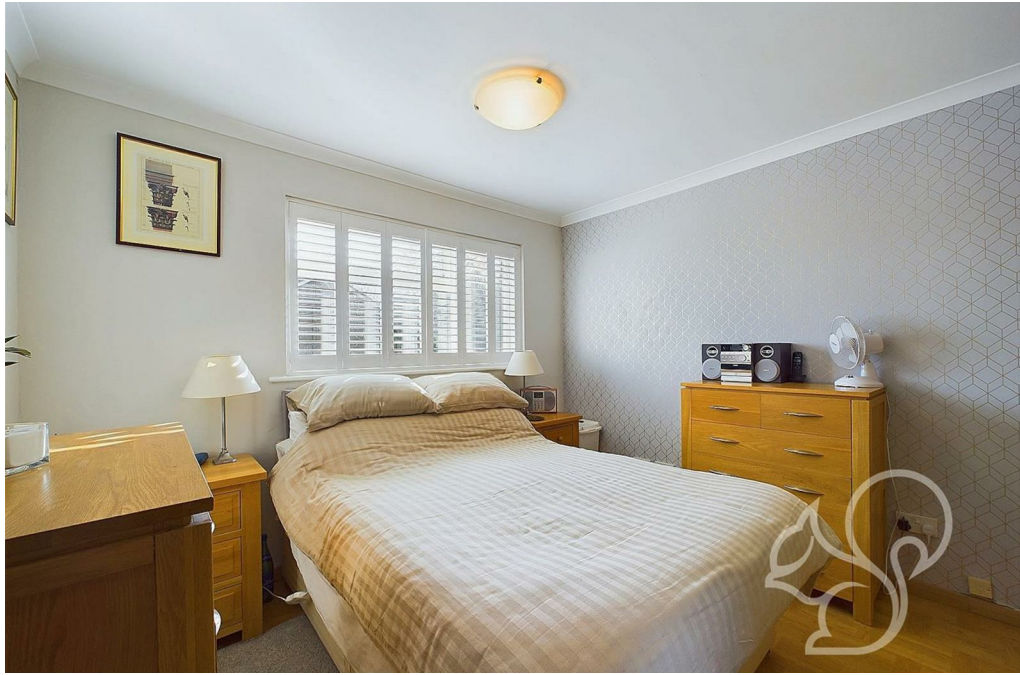
This wonderful home is perfectly located to take full advantage of Bury St Edmunds' thriving town centre, with its array of shops, eateries, and cultural attractions. Don't miss the opportunity to make this exceptional property your new home!







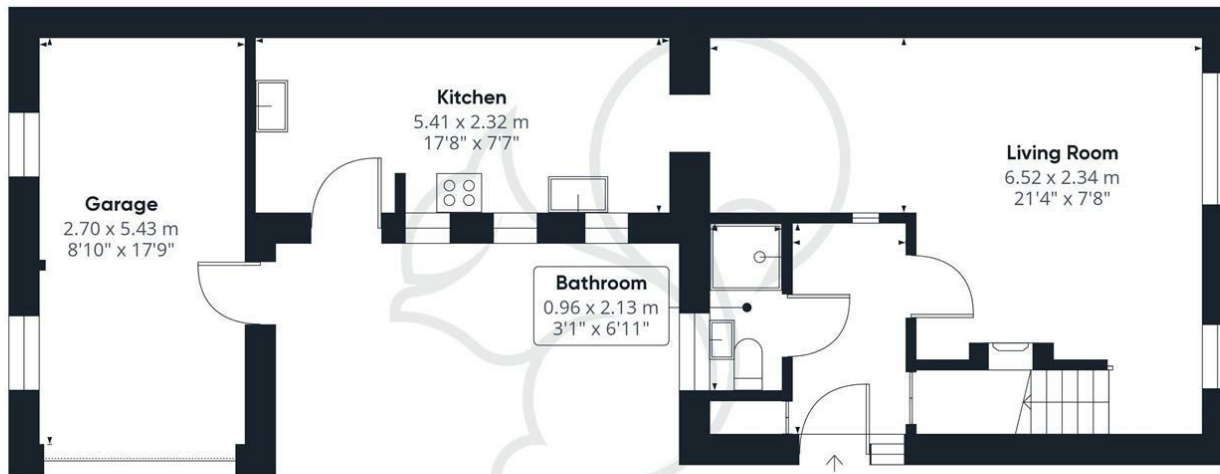












Ground Floor




Floor 1

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**

### 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>		
	76	86
<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.

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