

oakheart

£495,000

Offers In Excess Of  
Forward Green, Earl Stonham



Situated in a beautiful rural position on the edge of the widely recognised Village of Earl Stonham is this immaculate, well sized and ready to move into detached family house!

This impressive residence has had no expense spared in the meticulous renovations that have been carried out by the current owners. It is offered in 'turn key' condition as a blank canvas for new owners to make this house a home. The ground floor is ready for flooring to be laid allowing choice for new occupants, whilst the kitchen, bathroom, utility and cloakroom have all been finished to a high standard. The property boasts a wealth of downstairs accommodation that has been extended to further enhance the already well appointed kitchen/diner. The extension may suit a variety of uses whilst it introduces plenty of natural light to the kitchen via trendy bi-folding doors and a lantern skylight. This wonderful reception space is perfect for integrating the inside with the outside whilst enjoying far reaching views over the open countryside to the rear.

The kitchen has been newly fitted and supplied by Howdens, it is finished in an attractive contemporary design with sleek handleless units at both eye and low levels. It is further complimented by brushed steel plug sockets and light switches, Oak and glass internal doors, spotlighting and integrated white goods. The kitchen leads directly to the handy utility room and downstairs cloakroom which offers useful storage for bulky white goods and laundry. At the front aspect is the cosy/spacious living room that is dual aspect with the added bonus of a log burner for those colder winter months.

A carpeted staircase rises to the first floor which has a beautiful oak hand rail that frames a sleek glass balustrade. The three bedrooms are well appointed with views of the open countryside to both front and rear. They are serviced by a newly fitted family bathroom suite.



































Ground Floor



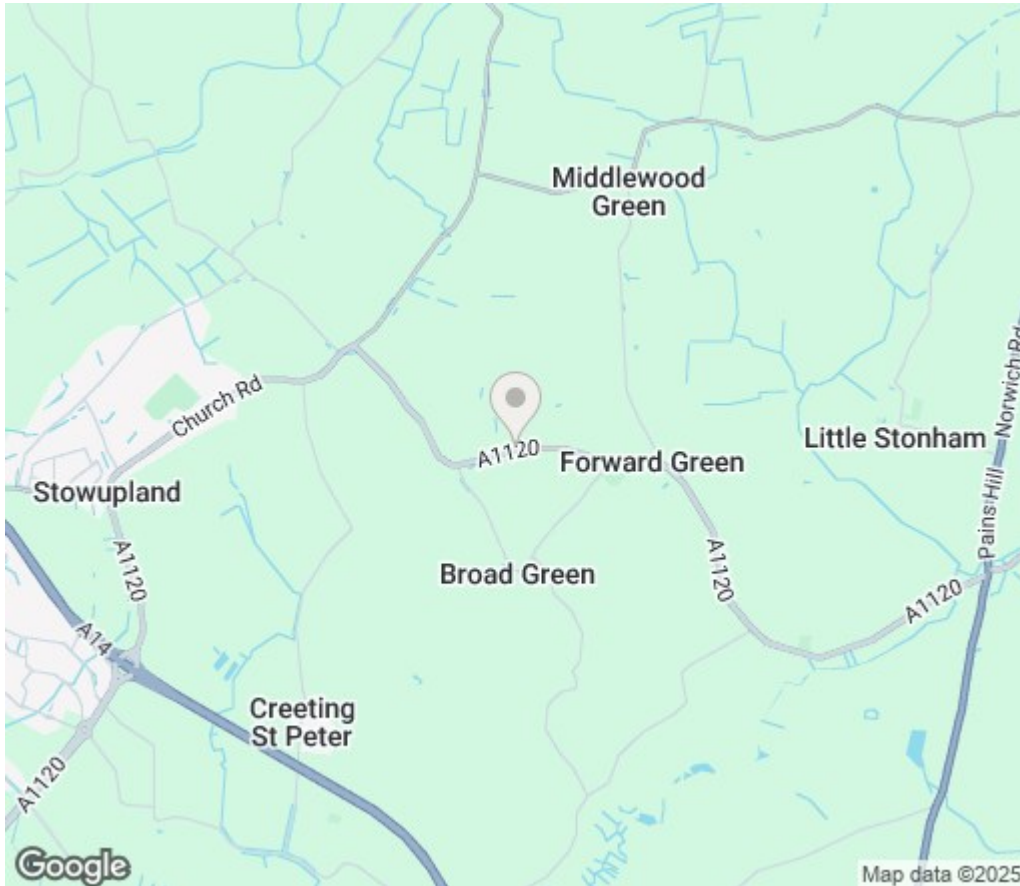
Floor 1




Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
D



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



# oakheart

Oakheart Bury St Edmunds

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