

oakheart



£390,000

Asking Price

Woodside Close, Bury St. Edmunds



Located in the desirable cul-de-sac of Woodside Close is this charming and beautifully finished family home with three off road parking spaces and sizable garden. It offers an abundance of living space as well as three good sized bedrooms. Its extended kitchen diner makes the perfect space for entertaining or day to day family life. This brilliant family home is perfect for all.

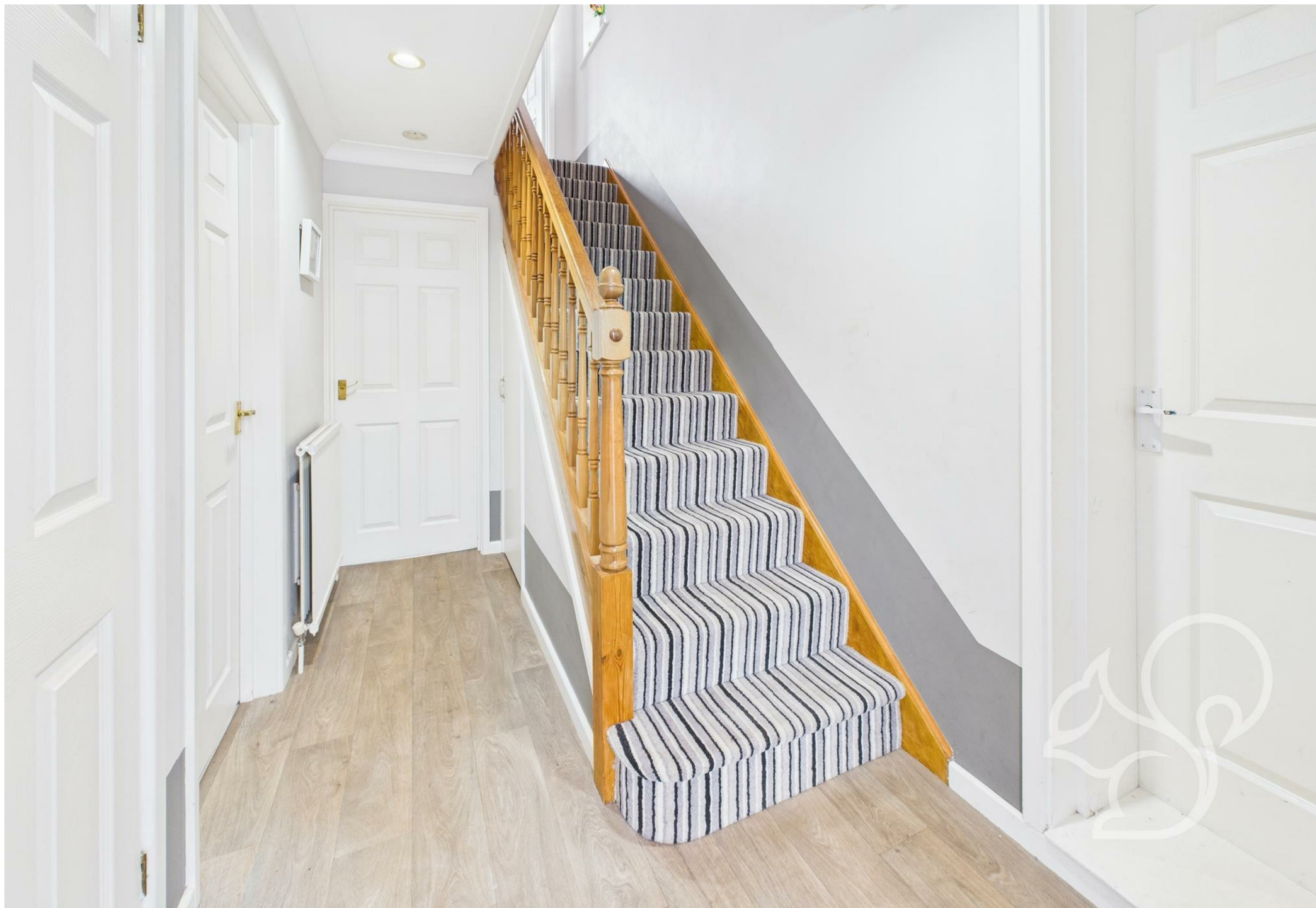
Downstairs, you enter through the front door into a practical porch before walking through into the main hallway of the

property. Off to the right you will find the kitchen diner, housing plentiful storage as well as a large worktop with space for a double fridge. Venturing through the kitchen you enter the convenient utility room with an additional sink and space for washer, dryer and more. To the rear of the property there is a spacious sunroom offering the owners additional living space. To the left of the entrance hallway you will find the downstairs WC, a further reception room being used as a home office and the expansive living room.

Upstairs, you will find the master bedroom fitted with built-in wardrobes, a second double room, the third bedroom and a well appointed family bathroom.

Conveniently located near local amenities and with easy access to Bury St. Edmunds town centre, this property offers the perfect balance of tranquility and accessibility. Whether you're looking for a family home or a peaceful retreat, this stunning detached house is ready for you to make your own.



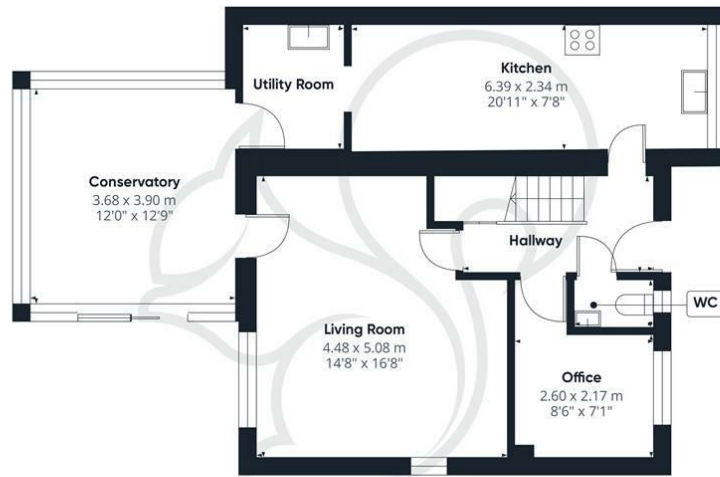




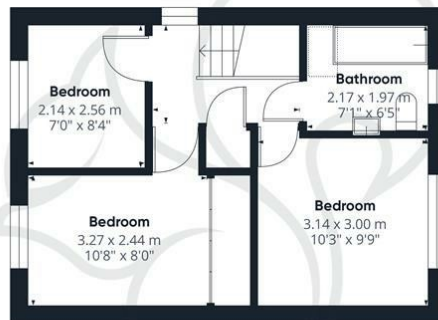








Ground Floor



Floor 1

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Approximate total area<sup>01</sup>

103.9 m<sup>2</sup>  
1116 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:**  
Suffolk County Council

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### 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>		
<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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