

oakheart



£525,000

Offers Over
Rubin Close, Bury St Edmunds



Ideally located in the desirable Lark Grange development of Moreton Hall, this impressive five bedroom detached modern home offers a perfect blend of style and comfort. The property boasts generous accommodation split over three floors to provide comfort and practicality for family life.

This property is a must see for those looking to move up the property ladder. The ground floor accommodation is social and inviting with a bright and airy living room with doors leading into the kitchen/diner creating a wonderful open plan space for entertaining. It also has the benefit of a ground floor cloakroom, plus a

study/office for those that can work from home.

As you make your way up the stairs, the property continues to provide ample facilities for modern family life. To the first floor you will find the master bedroom complete with a dressing area plus an en-suite shower room. There are also a further two bedrooms and a family bathroom on this floor. Continue up the stairs again to the second floor landing which provides access to a further two bedrooms plus a shower room.

Externally the property continues to impress with a garden providing

plenty of space for the growing family. There is also a garage with parking in front for two cars adding to the convenience of modern life.

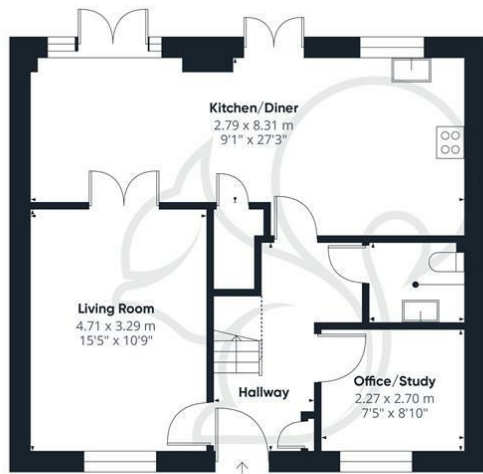
Additionally, the location is highly convenient, being within catchment of local schools and a wealth of local amenities including a Sainsbury's. This area is highly requested due to the easy access to the A14 and neighbouring Villages. In summary, this modern house in Bury St. Edmunds would make a great home for those looking for modern convenience in a vibrant community.







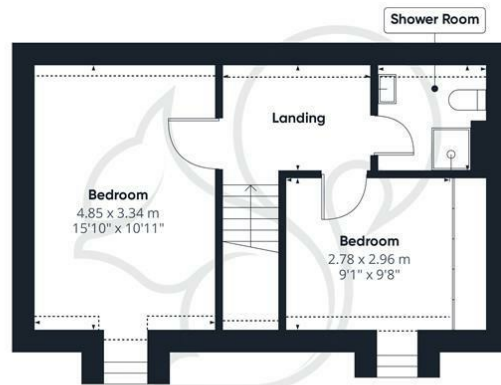




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area¹⁾

174.7 m²

1881 ft²

Reduced headroom

4.2 m²

46 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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