

oakheart



£325,000

Guide Price  
Church Hill, Wyverstone



**\*\* Guide Price £325,000 - £350,000 \*\*** Situated in the Suffolk village of Wyverstone, this attractive four-bedroom semi-detached home enjoys a peaceful setting backing directly onto open farmland. Surrounded by countryside and brimming with village charm, Wyverstone offers a quiet lifestyle while nearby market towns such as Stowmarket, provide excellent amenities and direct rail links to London. This desirable location combines the best of country living with practical connectivity.

As you step through the front door, you are welcomed into a spacious entrance hall. To the left, a door leads into the integral

garage, providing convenient internal access. The main living accommodation includes a generously sized living room at the front of the property, perfect for relaxing or entertaining. The kitchen is located at the rear of the property and has ample storage and worktop space, while a separate utility room provides additional practicality for laundry and household tasks. There is also a ground floor cloakroom for added convenience.

Upstairs, the property offers four well-proportioned bedrooms. The generous principal bedroom benefits from an en-suite shower room and a Juliette balcony that opens to views across the surrounding

countryside—a perfect place to start your day. The remaining bedrooms are served by a modern family bathroom, ideal for busy households.

Outside, the rear garden is laid mainly to lawn, while the patio area creates a private outdoor space for your morning coffee. To the front, a shingle driveway provides off-road parking for two to three vehicles. In summary, this is a spacious and versatile family home in a beautiful village location. With generous living space and stunning views, this property is ideal for those seeking a rural retreat.







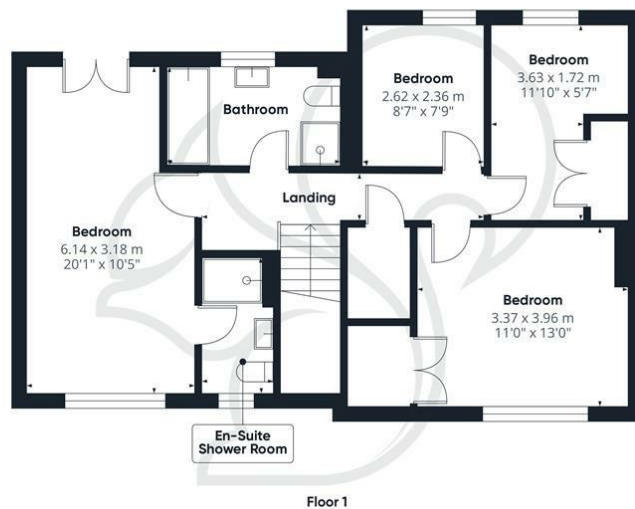
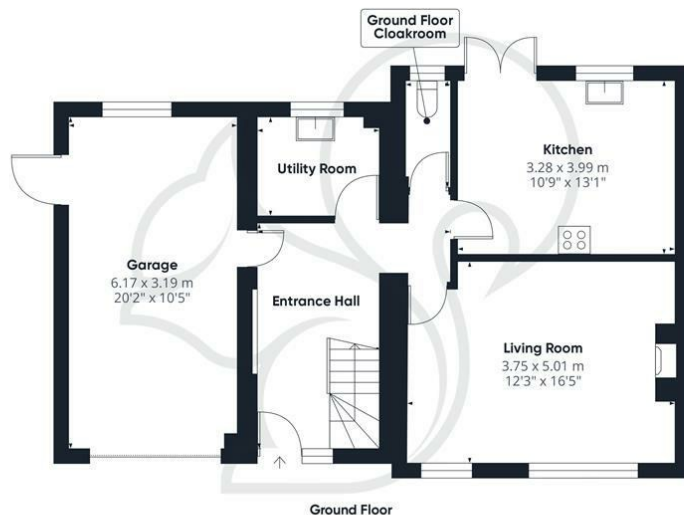












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Approximate total area<sup>m</sup>

132.9 m<sup>2</sup>

1429 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>

9 ft<sup>2</sup>

(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:

C

### 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>		
(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.

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