

# oakheart



£450,000

Offers In Excess Of  
Deer Walk, Onehouse





Located in the village of Onehouse, just outside Stowmarket, this beautifully presented four-bedroom detached home — The Harwood by Bloor Homes — offers stylish and spacious modern living in a peaceful Suffolk setting.

On entering the property, you are greeted by a central entrance hall that provides a welcoming sense of space and flow throughout the home. To the left is the impressive open-plan kitchen/dining and family room, featuring a box bay window to the front and French doors to the rear garden. This room truly forms the hub of the home, ideal for both family life and entertaining. The contemporary kitchen includes a central island, offering additional workspace, while the open-plan design allows easy interaction between the

cooking, dining, and relaxation areas.

From the kitchen/diner, a door leads into the rear lounge, a comfortable and inviting living space also benefitting from French doors to the garden, creating a seamless indoor-outdoor connection. Off of the entrance hall, there is also a study with a window to the front, providing a perfect space for home working or a quiet retreat. Additionally, you will find a ground floor cloakroom and a useful utility cupboard, ideal for laundry and extra storage.

Upstairs, you will find four double bedrooms. The main bedroom features its own en-suite shower room, while the remaining bedrooms are served by a

modern family bathroom with a four-piece suite, including both bath and separate shower.

Externally, the rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining and relaxation. A side gate leads to the driveway, providing parking for two cars and access to the garage. The home also benefits from an additional allocated parking space at the front.

Well positioned within the development and purchased new earlier this year, this nearly new home offers an excellent opportunity to move straight into a high-quality Bloor Homes property designed for modern family living.

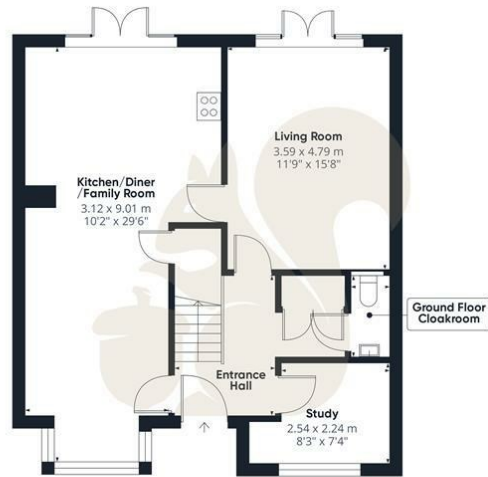




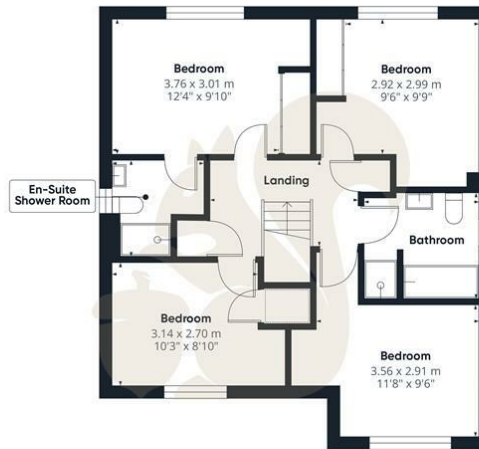








**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**oakheart**

Approximate total area<sup>(1)</sup>148.3 m<sup>2</sup>1594 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:

Mid Suffolk

Tenure:

## Freehold

Council Tax Band:

D

### Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>95</p>                          | <p>95</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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 Bury St Edmunds

01284 331077

bury@oakheart.co.uk

oakheart