

oakheart



£349,995

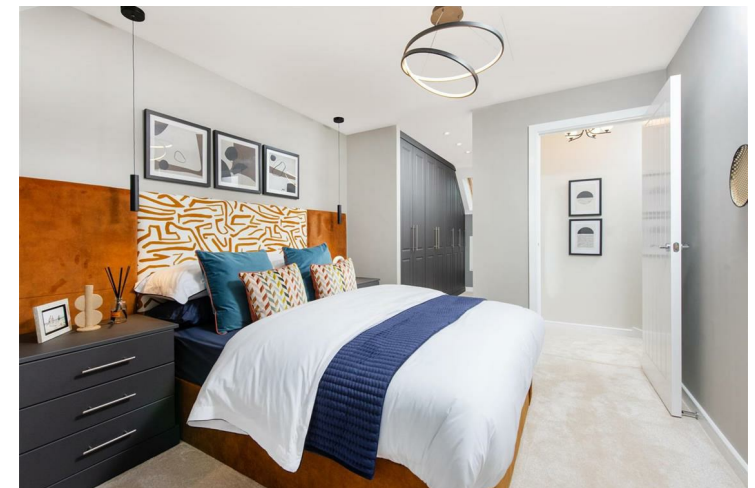
Waits Close, Marham Park, Bury St
Edmunds

Ready to be reserved and now approximately 50% built, is this amazing three bedroom, three storey town house, situated on the very popular Marham Park development abutting Bury Golf Club!

The Evelyn is a superb family house or first time purchase with spacious, thoughtfully designed and beautifully bright living accommodation that spans over three storeys. There is a well appointed back garden that will be finished with turf and a patio area with fenced borders and a timber built shed. At the side of the house there is parking on a driveway for two vehicles.

Accommodation briefly includes; A ground floor cloakroom, spacious entrance hallway, front aspect contemporary kitchen, a rear aspect open plan living room/dining room with double patio doors to the garden and a large under stairs store, two well appointed first floor bedrooms, A Jack & Jills bathroom, first floor airing cupboard and a luxurious top floor principle suite with a walk in dressing area and ensuite shower room. This impressive property to be is ready for reservation and is open to discussion with a variety of incentives that are available. We highly recommend a site visit with Oakheart to discuss the potential available with this beautiful new build home.

Situated on the ever popular Marham Park development on the outskirts of Bury St Edmunds, this property is perfectly situated for easy access to the Howard Academy, local amenities and the A14. This particular mews of property abuts Bury Golf Course and is within immediate walking distance of the new Country Park that offers open fields and countryside paths. Photos are for illustrative purposes and are subject to change. For more information please contact Oakheart Property.

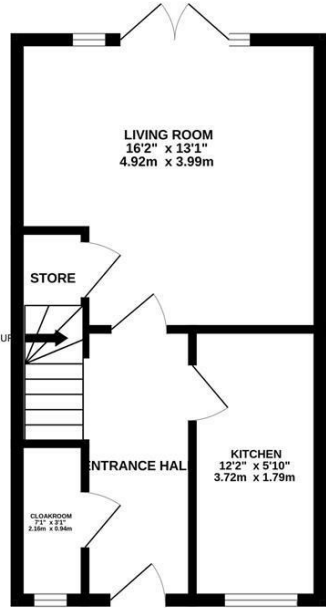




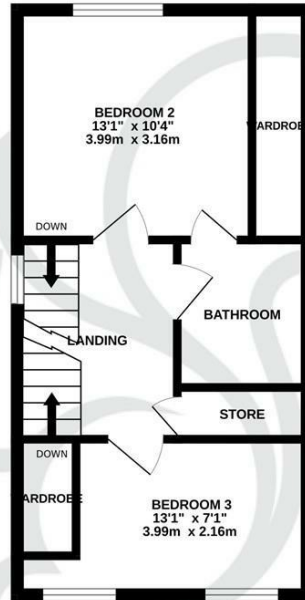




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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