

oakheart



£350,000

Offers In Excess Of
Woodside Close, Bury St. Edmunds

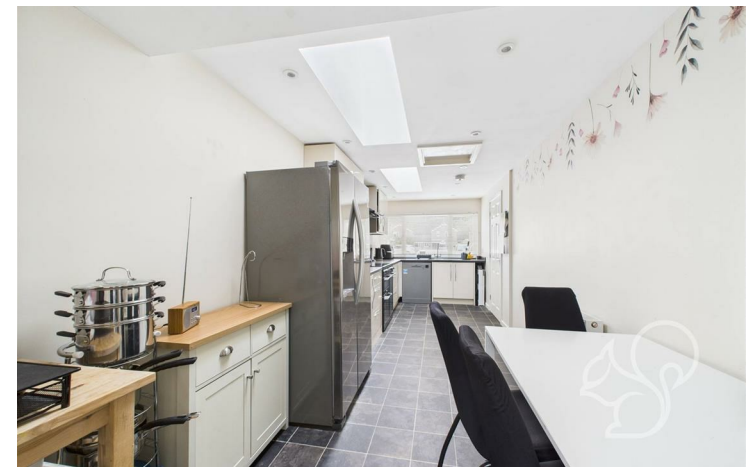
Located in the popular cul-de-sac of Woodside Close is this charming family home with off road parking for 3 cars. It offers an abundance of living space as well as three family bedrooms. Its extended kitchen diner makes the perfect space for entertaining, or day to day family life.

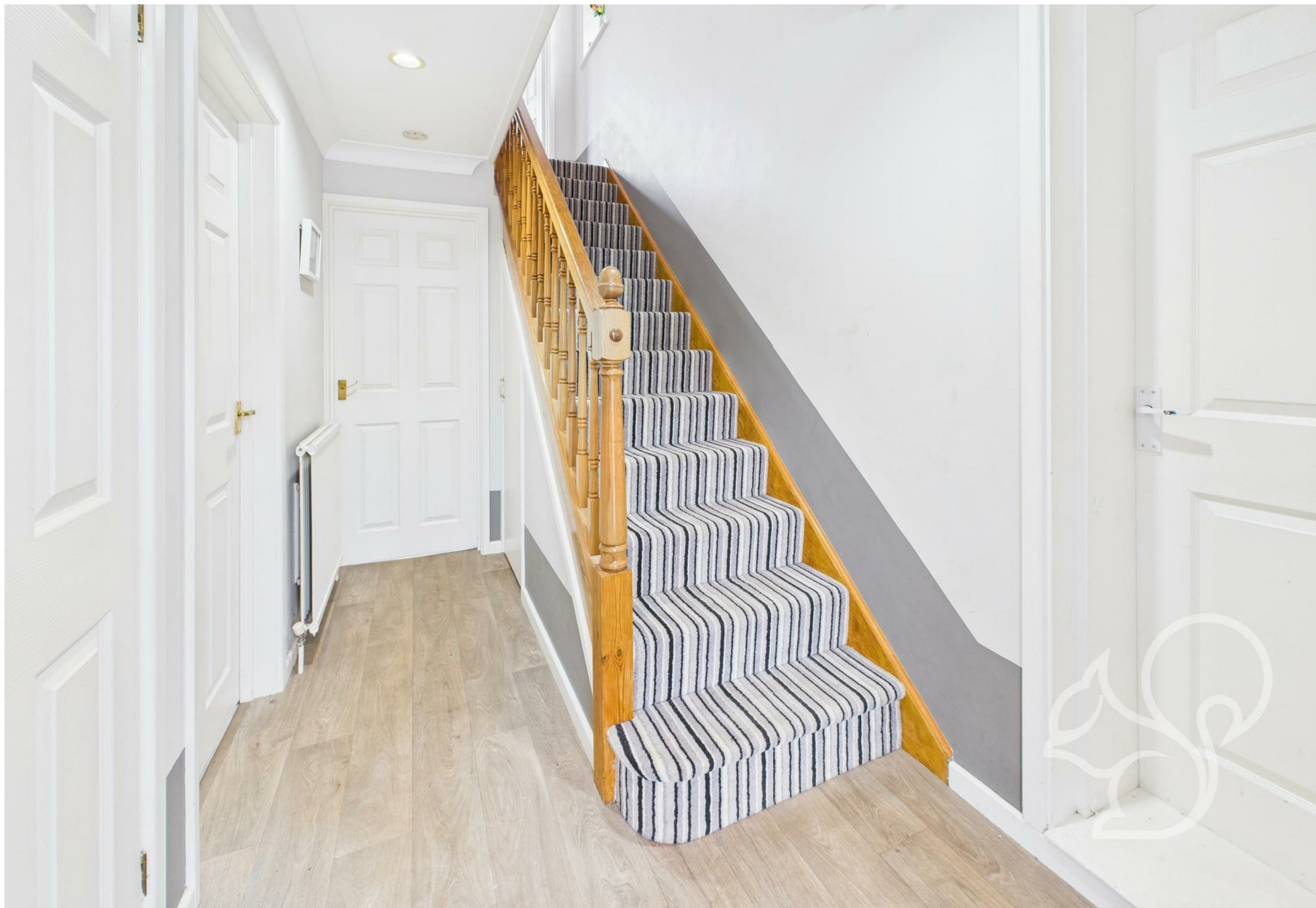
On the ground floor, you enter through the front door into a practical porch before walking through into the main hallway of the property. Off to the right you will find the kitchen diner,

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 conservatory offering the owners additional living space. To the left of the hallway you will find the downstairs cloakroom, plus a further reception room currently being used as a home office.

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

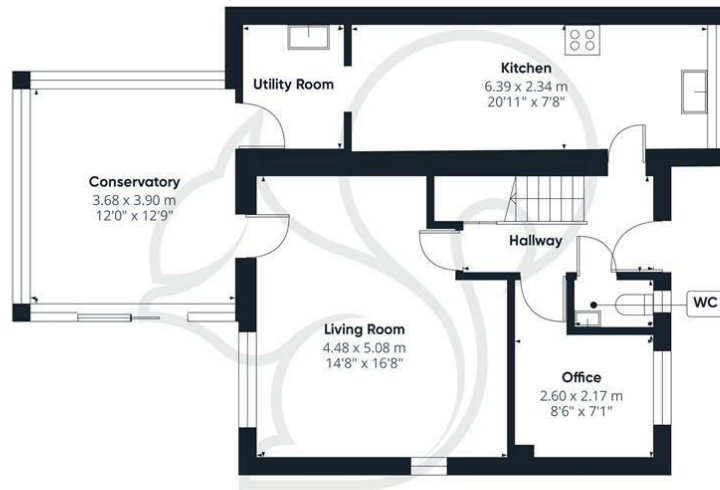
Conveniently located near local amenities and with easy access to Bury St. Edmunds town centre, this property offers the perfect balance of tranquility and accessibility. Whether you're looking for a family home or a peaceful retreat, this stunning detached house is ready for you to make your own.



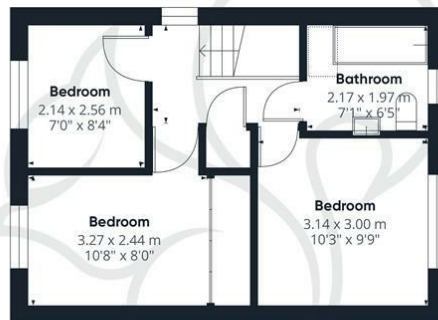








Ground Floor



Floor 1

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Approximate total area⁰¹

103.9 m²
1116 ft²

(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:
West Suffolk

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		
	67	78
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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