

The logo for 'oakheart' is displayed in a white, lowercase, sans-serif font in the top right corner of the image. The background of the entire image is a photograph of a residential street. In the foreground, there is a large, dry, yellowish-brown lawn. Behind the lawn is a paved road. On the left side of the road, there is a yellow bin and a green tree. In the center, there is a two-story house with a brick base and white upper walls, featuring a white garage door and a dormer window. To the right of this house is another similar house, partially obscured by a large evergreen tree. A dark car is parked in front of the house on the right. The sky is blue with some light clouds.

£500,000

Offers In Excess Of
Broadland Road, Bury St. Edmunds

This spacious four bedroom detached family home presents a fantastic opportunity to acquire a property with generous living accommodation, a practical layout and excellent scope to modernise and create a home tailored to your own style and requirements.

The accommodation is arranged over two floors and begins with a welcoming entrance hall leading to a bright and spacious living room, where a large window and French Doors allow an abundance of natural light to flood the room, creating a warm and inviting atmosphere. Sliding doors lead through to the separate dining room, providing an ideal space for family meals, entertaining guests or larger gatherings.

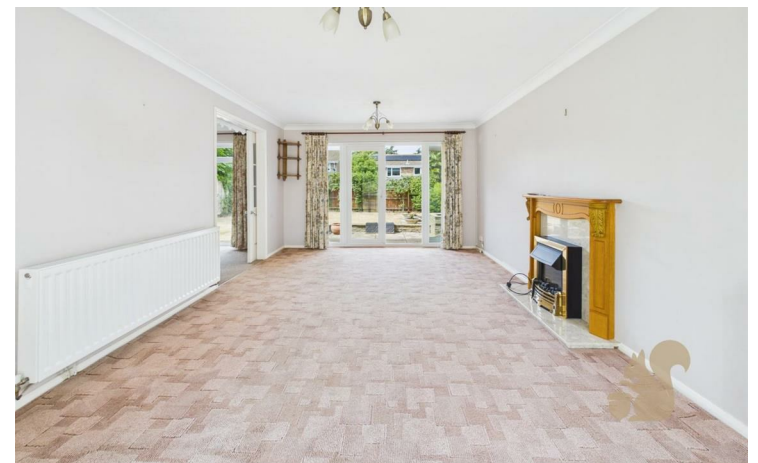
Located just off the dining room is the kitchen, creating a practical layout with the potential to be reconfigured (subject to any necessary consents) to suit modern lifestyles. The ground floor is further enhanced by a convenient cloakroom and offers a layout perfectly suited to modern family living.

On the first floor are four bedrooms, all offering ample space for a growing family, guests or those requiring a home office. The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress with a generous integral garage

with a driveway in front providing off road parking for two vehicles. The attractive outlook across a green creates a wonderful sense of space and offers an ideal environment for families.

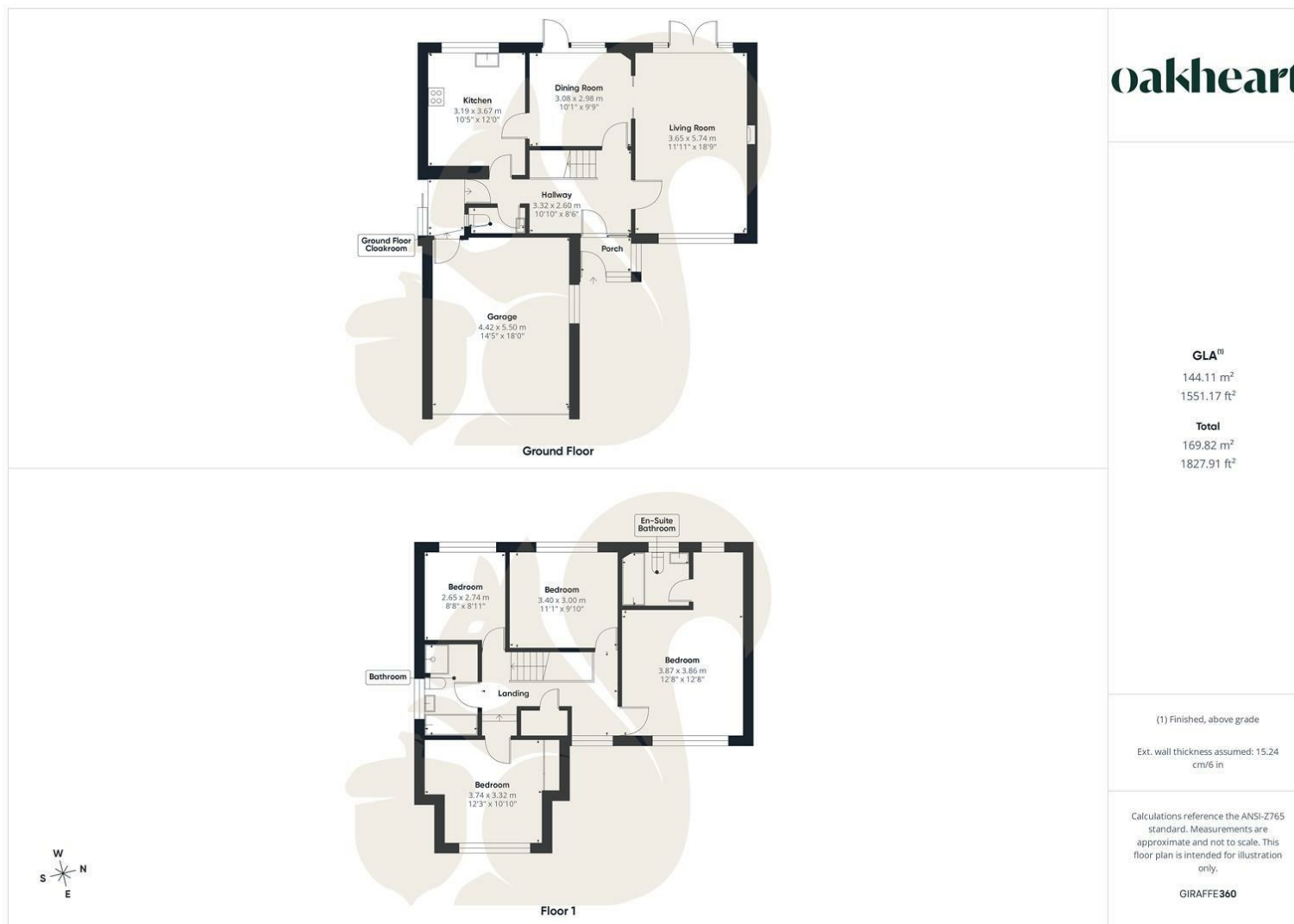
Located within the historic market town of Bury St Edmunds, the property is conveniently positioned for an excellent range of amenities including schools, supermarkets, independent shops, restaurants, leisure facilities and regular transport links, making this an ideal location for families and commuters alike.











oakheart

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	79
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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