



SHACKEROO ROAD, BURY ST. EDMUNDS IP32 7FB

OIEO £325,000
FREEHOLD

This well presented three-bedroom detached home offers well-proportioned living space throughout with everyday practicality. The ground floor features a welcoming sitting room designed for relaxation a thoughtfully designed kitchen and dining room that serves as the perfect hub for family meals. A convenient cloakroom completes the ground floor layout. Upstairs, the master bedroom with its own en-suite, while the remaining bedrooms are served by a family bathroom. Positioned with an attractive outlook, the front of the home enjoys pleasant views over an open green space. To the rear, the property boasts a fully enclosed garden and convenient parking is located securely to the rear of the property. Viewing is highly recommended to fully appreciate the space and prime position on offer.

allhomes

SHACKEROO ROAD

- Well Presented Detached Three Bedroom Home
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Master Bedroom With En-Suite
- Ground Floor Cloakroom
- Three Good Sized Bedrooms
- Rear Garden & Parking To The Rear
- Close To Local Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall. Stairs to first floor. Storage cupboard. Radiator.

Cloakroom

WC and wash basin. Radiator.

Sitting Room

Well proportioned room with French doors directly opening to the rear garden. Window to front. Radiators.

Kitchen/Dining Room

Modern kitchen with a range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Fully integrated with electric oven, gas hob and extractor hood over. Dishwasher, washing machine and fridge freezer. Window to rear. Opening to a dining area with window to front. Radiators.

Landing

Loft access and radiator.

Bedroom 1

Double room with fitted wardrobes. Window to front. Radiator.

En-Suite

WC and wash basin. Shower cubicle. Window to rear. Radiator.

Bedroom 2

Fitted wardrobes. Window to front. Radiator.

Bedroom 3

Window to rear. Radiator.

Bathroom

WC and pedestal wash basin. Bath fully tiled with shower head over. Window to front. Radiator.

Outside

Front Garden

A pathway bordered by mature shrub beds, leads directly to the front door. Convenient gated side access to the rear garden.

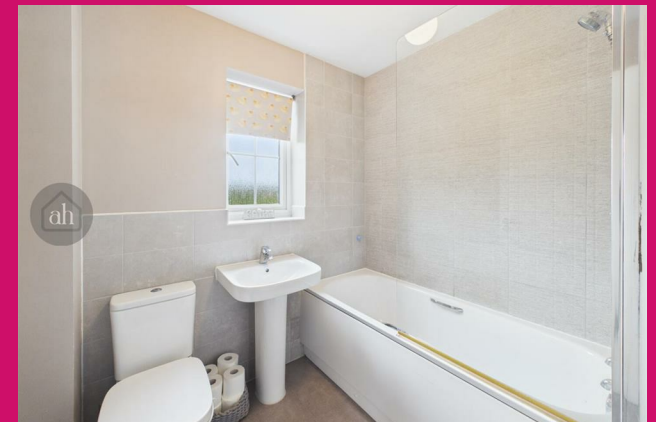
Rear Garden

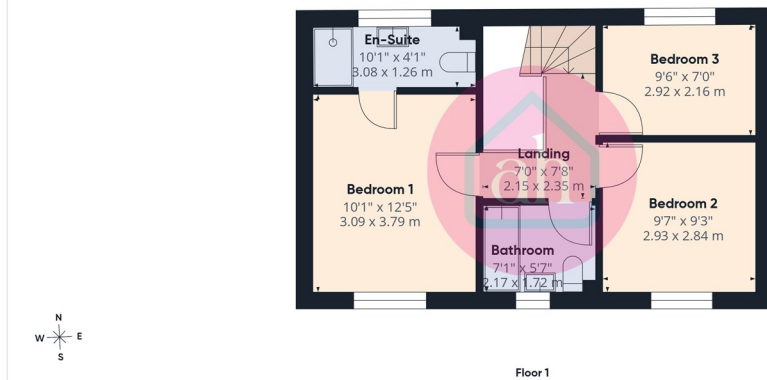
Fully enclosed rear garden with paved patio area and the remainder of the garden laid to lawn. Gated rear access to the parking.

Disclaimer

Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

SHACKEROO ROAD





allhomes

Approximate total area^m
853 ft²
79.2 m²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

EPC Rating: B Council Tax Band: C

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes