

oakheart



£415,000

Offers In Excess Of
Garland Street, Bury St. Edmunds

Located in the highly popular Medieval Grid in Bury St Edmunds is this impressive and widely versatile period house that is perfect for those looking to upsize or move closer to the amenities in Town.

This beautiful three bedroom property is in 'turn-key' condition with no expense spared in the vast improvements that have been made over three storeys of accommodation. The property boasts a mixture of high quality modern features that blend with the traditional character of the original build. Features briefly include; An open fireplace (nt), red brick exposed chimney stack, original floorboards, Suffolk brick frontage and high ceilings. Entry to the house is gained to a double fronted and well appointed sitting

room with the stair case rising to the first floor and lowering to the home cinema in the basement. This furthers to the extended kitchen/dining room which is a wonderful open plan space that is inclusive for all to enjoy together. It is a naturally bright area that is formed in an L shape with features that briefly include; Wooden work surfaces, stone effect splash back returns, spot lighting, wood effect flooring, integrated bowl style sink, double glazed windows and patio doors overlooking the outside space, under unit lights, plinth lighting and original exposed timbers.

On the lower floor the vendors have converted their basement to create an enviable additional reception room that is setup as a cosy cinema room. This

versatile space could be used for a variety of purposes and may be ideal as a home office, play room or guest suite.

On the first floor there are three nicely proportioned bedrooms with an ensuite shower room for the Master bedroom and a family bathroom. The master bedroom benefits fitted wardrobes to remove the requirement for free standing storage and has a trendy ensuite that includes a walk in fully tiled shower cubicle, corner WC, slimline sink and a chrome heated towel rail.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾

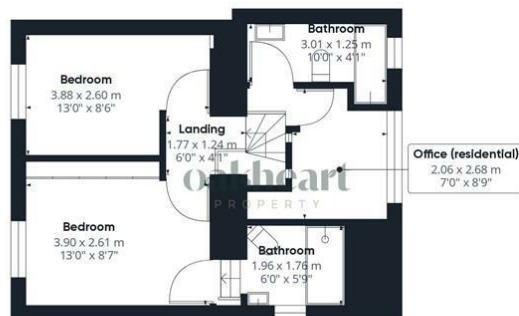
101.34 m²

1090.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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