

oakheart

£325,000

Offers In The Region Of
Kitchen Hill, Bulmer

Occupying an elevated position along the picturesque Kitchen Hill in the sought-after village of Bulmer, this charming three-bedroom country home enjoys stunning countryside views to the front, a generous rear garden with vehicular access

Set back from the road, the property benefits from off-road parking to the front, together with a shared tunnel providing access to the rear garden. Internally, the accommodation is both welcoming and versatile. The bright and spacious sitting room enjoys delightful views across open farmland and centres around an attractive cast iron fireplace with decorative mosaic tiled detailing. Built-in shelving and cabinetry add both character and practicality.

This space further into the dining room, creating an excellent space for entertaining, complete with a further feature fireplace, understairs storage and staircase rising to the first floor. To the rear of the property, the kitchen has been thoughtfully fitted with a range of contemporary units complemented by mosaic tiled flooring, metro tiled splashbacks and integrated cooking appliances including a double oven and five-ring gas hob. A useful utility room and ground floor shower room add further convenience.

The first floor offers three well-proportioned bedrooms, two of which enjoy far-reaching views over the surrounding countryside. These are served by a beautifully appointed family bathroom featuring a traditional suite with a

freestanding roll-top bath, vintage-style wash basin and WC.

The generous rear garden commences with a paved seating area furthering to an area mostly laid to lawn. To the rear of the plot is additional parking and a substantial detached outbuilding, incorporating a workshop and separate guest room with kitchenette, offering excellent versatility.

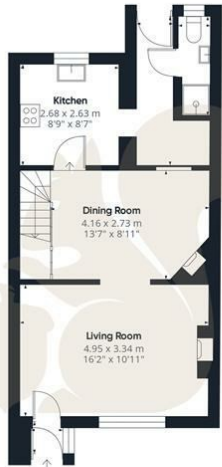
Call Oakheart today to arrange your viewing!











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLATM

79.99 m²
861.03 ft²

Main building total

94.88 m²
1021.25 ft²

Building 2 total

26.09 m²
280.87 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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