

oakheart



£300,000

Offers In Excess Of
Cornfield Road, Bury St. Edmunds

Tucked away in a residential setting, this attractive three bedroom end terrace home offers a wonderful combination of practicality and convenience, making it an ideal choice for families, first-time buyers and commuters alike. Well positioned within easy reach of local amenities, reputable schools, transport links and everyday conveniences, the property provides comfortable accommodation throughout together with excellent outdoor space.

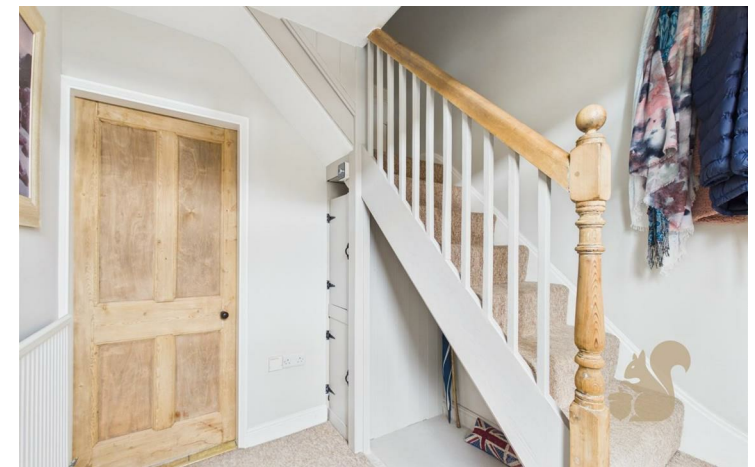
The accommodation begins with a welcoming entrance hall leading into a bright and spacious living room, creating the perfect environment for both relaxing and entertaining. Large windows allow natural light to flood the space, enhancing the warm and inviting atmosphere.

Behind the living room is the dining area that provides an ideal setting for family meals and has a window overlooking the garden to the rear. The dining area is open to the kitchen which has a door leading to the lean to at the rear of the property which provides additional storage and space for a washing machine.

Upstairs, the property offers three bedrooms, each providing flexible accommodation for growing families, guests, or those seeking a dedicated home office or dressing room. The bedrooms are served by a family bathroom.

Outside, the property continues to impress with a generous rear garden, with one neighbour having right of access for bins. Predominantly laid to lawn with areas for seating and entertaining, the garden provides plenty of room for children to play, keen gardeners to enjoy, or simply to relax during the warmer months. Subject to the necessary planning permissions and consents, the outdoor space may also offer potential for future extension, allowing purchasers the opportunity to further enhance and personalise the property.

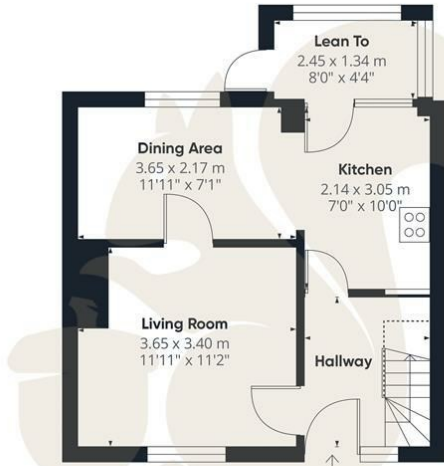
The location is a particular feature, providing convenient access to a wide range of amenities nearby.











Ground Floor



Floor 1



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GLA¹⁾
73.9 m²
795.43 ft²

Total
73.9 m²
795.43 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(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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