

oakheart

£460,000

Asking Price

Edmundsgate Road, Bury St Edmunds



Spacious Three-Storey Detached Townhouse – Ideal for Multi-Generational Living

A spacious and versatile detached townhouse offering an abundance of accommodation arranged over three floors, making it an ideal home for families and particularly well suited to multi-generational living.

The ground floor provides excellent flexibility, featuring a fourth bedroom, study, shower room and utility room. The fourth bedroom could easily be adapted to suit a variety of needs, whether used as a day room, gym, home office or additional living space. There is also ample storage, with three built-in

cupboards completing this floor.

The first floor is designed with modern living in mind, offering a generous open-plan kitchen and dining area, alongside a spacious separate sitting room – providing plenty of room for both everyday family life and entertaining.

On the second floor are three further bedrooms. Two benefit from built-in wardrobes, while the principle bedroom enjoys the added luxury of its own en-suite shower room.

Externally, the property benefits from a carport and additional parking.

With its generous proportions, flexible accommodation and three well-planned floors, this is a fantastic home offering versatility to accommodate a growing family or those looking for dedicated space for multi-generational living.

The accommodation is set over 1575 SQFT (calculations of the net internal area) and the estimated estate charge – is £233.11
All flooring is included.

The house comes with a 2 year builders warranty covered by Denbury Homes and a 10 year NHBC Buildmark Warranty.











Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(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 	

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 Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart