

oakheart



£400,000

Guide Price

Rawlinson Crescent, Bury St. Edmunds



****GUIDE PRICE** £400,000 to £425,000****

Situated within the popular Lark Grange development by Taylor Wimpey, this beautifully presented four bedroom detached family home is located within a no through road. Constructed approximately two years ago, this attractive 'Midford' design has been exceptionally well maintained and is presented in excellent condition throughout.

Located close to Sainsbury's Local, primary and secondary schools and Skyliner Way Sports Centre, makes this the perfect family home.

Upon entering the property, you are welcomed by a bright entrance hall which sets the

tone for the rest of the home. Positioned to the front is a generous lounge featuring a large front facing window which fills the room with natural light whilst providing ample space for furnishings. There is a ground floor cloakroom before a glazed door opens into the impressive kitchen/diner. This sociable space is fitted with a range of modern wall and base units, generous worktop space and integrated appliances including a fridge/freezer and dishwasher, plus a built in oven and an induction hob. There is plenty of room for a dining table and even a sofa too if required, making it ideal for both family life and entertaining. French doors open onto the rear garden, whilst a separate utility room provides further storage and an integrated washing machine.

The first floor has a spacious landing giving access to all four bedrooms. The principal bedroom benefits from fitted wardrobes together with a modern en-suite shower

room. Bedroom two overlooks the rear garden, as does bedroom three, whilst the fourth bedroom is positioned to the front and is currently utilised as a home office.

Externally, the enclosed rear garden is mainly laid to lawn with a patio area, shrubs and trees. There is also a detached garage, driveway parking for two to three vehicles plus an EV charging point.

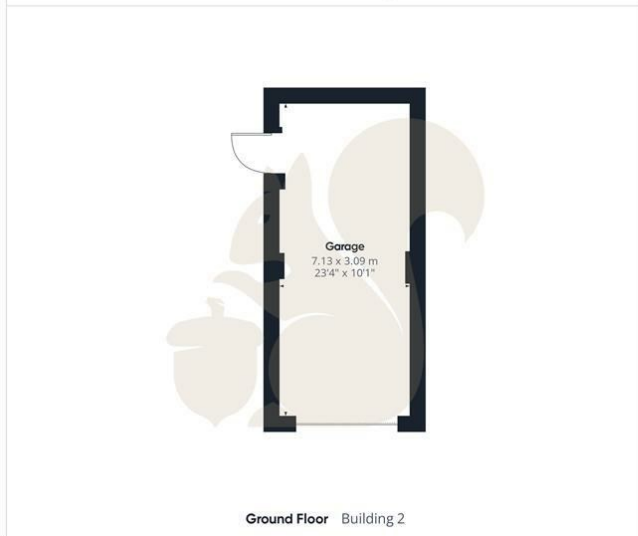
This beautifully presented property simply must be viewed internally to fully appreciate!











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Main building GLATM
113.16 m²
1218.08 ft²

Main building total
113.16 m²
1218.08 ft²

Building 2 total
23.47 m²
252.6 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:
West Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.