

oakheart

£400,000

Offers In Excess Of  
Tollgate Lane, Bury St. Edmunds



Ideally positioned in Tollgate Lane in Bury St. Edmunds, this attractive period property perfectly balances everyday convenience with timeless character, making it well suited to modern family living.

The property is well laid out and has been recently redecorated, creating a fresh, contemporary feel. As you enter the property, you are welcomed by an inviting entrance hall that leads into a spacious dual aspect living room, enhanced by a striking bay front that floods the room with natural light—perfect for both entertaining and relaxing.

Behind the living room, the recently updated kitchen provides a stylish and

functional space, complete with ample storage and room for appliances. A glazed door from the kitchen opens into a bright and airy conservatory, creating a relaxing dining area with views overlooking the garden.

A particularly appealing feature is the converted cellar. This versatile space was previously transformed into a double bedroom, but offers versatility as a home office, or private retreat - depending on your requirements.

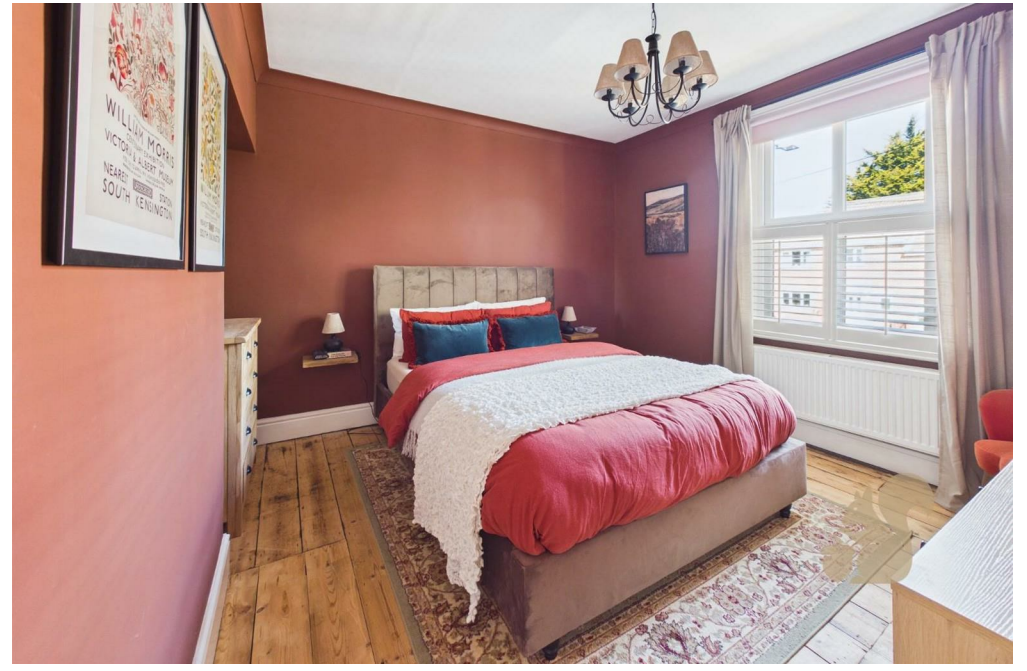
Upstairs, the property continues to impress with two further double bedrooms, offering ample accommodation, alongside a family bathroom designed with both comfort and style in mind.

Externally, the property features gated access to a driveway with ample parking for approximately 3 cars, complemented by a well maintained garden that adds to its overall appeal and practicality.

Blending period charm with modern updates, this is a wonderful opportunity to acquire a distinctive and versatile home in a popular location.











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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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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