

oakheart



£475,000

Guide Price

Streetfield Close, Shimpling



*** Guide Price £475,000 - £500,000 ***

Tucked away at the end of a peaceful cul-de-sac in the charming Suffolk village of Shimpling, this well-maintained 3/4 bedroom link-detached home offers an ideal blend of space, flexibility and countryside living. Shimpling is a friendly village surrounded by rolling fields, yet within easy reach of Bury St Edmunds and Sudbury, both offering a wide range of amenities and transport links while the village itself retains a strong sense of rural charm and community.

The property is approached via an entrance porch, giving access to both the main house and the garage - which benefits from an electric up-and-over

door. From the porch, a door opens into a welcoming entrance hall with stairs to the first floor. There is a ground floor shower room, and a versatile sitting room which could also be used as a fourth bedroom, home office or playroom. Further doors from the entrance hall lead to the kitchen/breakfast room and also the spacious dining room.

The kitchen/breakfast room is the hub of the home, offering a practical layout with direct access into the conservatory. This bright and relaxing space enjoys lovely views over the garden and also connects to both the kitchen and the main living room. The living room is open plan to the dining Room, creating a sociable and versatile space, perfect for everyday living and entertaining.

Upstairs, the landing leads to three double bedrooms and a generous family bathroom. The master bedroom features built-in wardrobes and views over the rear garden and countryside beyond. The second and third bedrooms are also good sized rooms with plenty of natural light. The family bathroom is neatly presented and offers great proportions too.

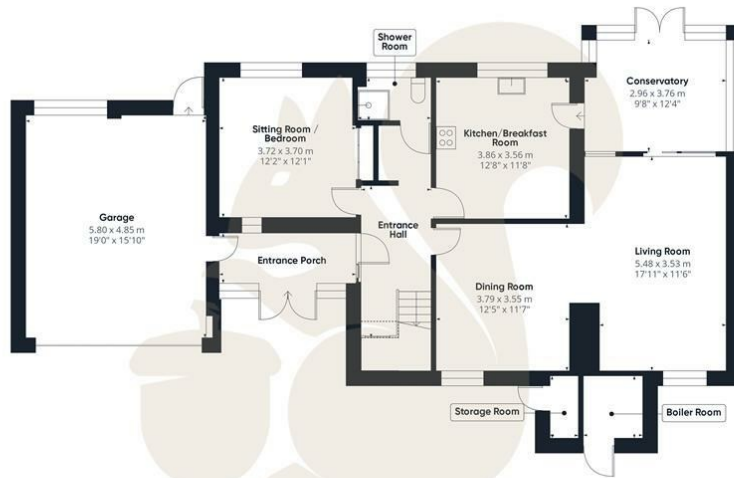
Outside, the mature rear garden is mainly laid to lawn with well-established planting offering colour and privacy. There is access to the garage and also a side access gate. The property is very well presented and offers scope for gentle updating if desired.



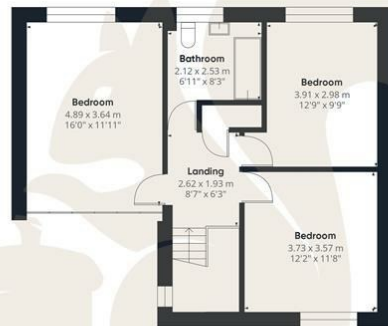








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

182 m²

1960 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	69
(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.

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