

oakheart



£700,000

Price Guide

Poole Street, Great Yeldham

PRICE GUIDE - £700,000 - £800,000. Set within a quiet location, this spacious and versatile family home offers extensive living accommodation across three floors, including the added benefit of a self-contained one-bedroom annex, ideal for multigenerational living or guest use with the potential on future development with the option on purchasing additional land.

Entry is gained to a large and welcoming entrance hall, offering flexibility as a study space. From here, access is provided to two generous reception rooms, each enjoying excellent natural light and offering versatility as formal living and dining areas. To the rear, the heart of the home is a substantial open-plan kitchen, thoughtfully designed with space for both cooking and dining, featuring

integral Smeg appliances and benefiting from a central island and multiple windows overlooking the garden. The ground floor further benefits from a well-proportioned shower room. To the rear of the ground floor sits a private one-bedroom annex, thoughtfully designed with its own kitchenette, living area, double bedroom, and shower room. This space is perfectly suited for guests, independent family members, or potential rental income. The first floor hosts three generously sized bedrooms, including a principal bedroom with an en suite shower room. A family bathroom serves the remaining rooms. The top floor further enhances the home's appeal, offering two additional double bedrooms, making it a fantastic retreat for older children, guests, or flexible use as a hobby space or home office.

Externally, the property enjoys a substantial garden, predominantly laid to lawn and siding onto rolling farmland, creating a wonderful sense of space and tranquillity. An impressive paved terrace, directly accessible from the kitchen, provides the ideal spot for al fresco dining and entertaining. To the front, the home benefits from ample off-street parking, accommodating multiple vehicles with ease.











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Approximate total area⁽¹⁾

229.3 m²

2468 ft²

Reduced headroom

14.7 m²

158 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:

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

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

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