



MERE VIEW, GREAT LIVERMERE

IP31 1JU

£350,000
FREEHOLD

This well presented extended four-bedroom semi-detached chalet in the charming village of Great Livermere offers spacious and versatile living accommodation, perfect for family life. The property features a well-appointed kitchen that opens seamlessly into a generous dining room, creating an ideal space for family gatherings and entertaining. The sitting room is warm and inviting, complete with a log burner that adds a cozy focal point. On the ground floor, there is a comfortable double bedroom, a versatile room currently a study or additional bedroom and a modern bathroom. Upstairs, you will find two generously sized bedrooms, each offering plenty of space. The large, well-maintained gardens to the front and rear of the property provide plenty of outdoor space for outdoor entertaining. Ample driveway parking ensures convenience. Located in the peaceful village of Great Livermere, this home combines rural charm with modern comforts, making it a perfect retreat for those looking for spacious living in a friendly community

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MERE VIEW

- Well Presented Semi-Detached Four Bedroom Home
- Spacious Sitting Room With Log Burner
- Separate Dining Room
- Oil Fired Central Heating
- Well Appointed Kitchen
- Study/Bedroom 4
- Ample Driveway Parking
- Private Front & Rear Gardens
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with tiled flooring and understairs storage. Stairs to the first floor and radiator.

Sitting Room

With inset log burner and hearth. Window to front enjoying plenty of natural light and tiled flooring. Radiator.

Kitchen

With a range of wall and base cupboard and drawer units with ample worktops over. Inset Butler sink and drainer. Space for free standing oven with extractor hood over, fridge freezer and washing machine. Wall mounted boiler and window to side. Opening to the dining room.

Dining Room

Spacious dining room offering a great entertaining space. Windows overlooking the garden. Wooden doors leading directly to the patio area. Radiator.

Study/Bedroom 4

Window to rear and radiator.

Bedroom 1

Double room with window to front and radiator

Bathroom

WC and pedestal wash basin. Bath fully tiled with shower head over and shower screen. Window to rear and radiator.

Landing

Storage space.

Bedroom 2

Window to rear and eaves storage. Electric heater.

Bedroom 3

Window to rear and eaves storage. Electric heater.

Outside

Front Garden

Approach the property by a shingle driveway offering off-road parking. The front garden is laid mainly to lawn surrounded by fencing and established hedges. A pathway to the front door and side gated access to rear garden.

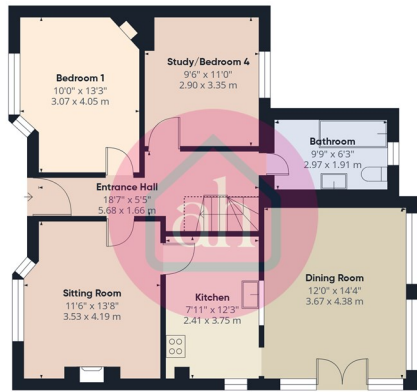
Rear Garden

Fully enclosed by fencing and established hedges. A good-sized patio area with steps leading up to a further seating area. The remainder of the garden is laid to lawn and pathways to the side of the property with gated access to the front. Shed for storage.



MERE VIEW





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

1143 ft²
106.3 m²

Reduced headroom

119 ft²
11 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

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 and potential buyers/tenants are advised to recheck the measurements

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