

oakheart



£550,000

Offers Over
Aveley Lane, Shimpling

Offered for sale with no onward chain and set in the picturesque village of Shimpling, this well presented detached home enjoys a delightful rural setting with views across open fields and grazing horses. Set back from the road, the property is approached via a generous front garden and a block paved driveway leading to the house, creating a grand first impression.

On entering the property, you are welcomed by a spacious hallway which provides access to the ground floor accommodation. To the left, the dual aspect lounge is bright and airy, featuring a feature log burner, window to the front and French doors opening onto the rear garden. Opposite the lounge is a cosy snug with a front-facing window, ideal as a second reception room or

home office. There is also a convenient ground floor shower room too.

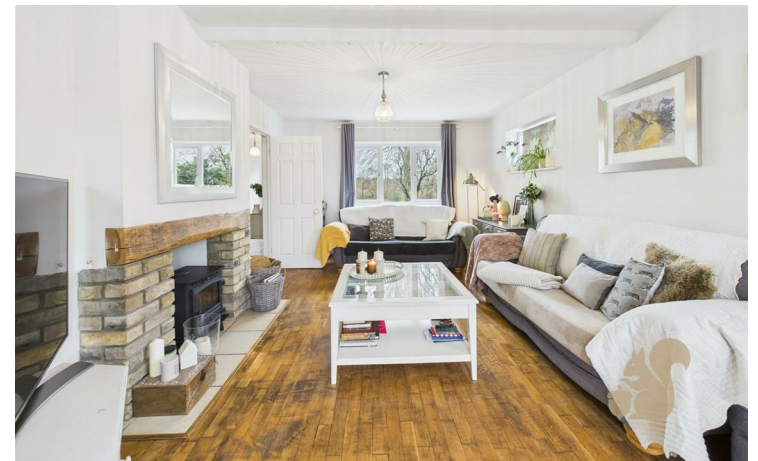
To the rear of the property is the hub of the home – the kitchen/diner. This light-filled space enjoys views over the rear garden and offers ample room for entertaining. The kitchen is fitted with shaker style units, generous worktop space and an Aga, adding both character and charm. A separate utility room provides further storage and space for appliances.

To the first floor, a generous landing leads to five well-proportioned bedrooms, all benefiting from impressive countryside views. The main bedroom features a vaulted ceiling and an en-suite shower room, while the

remaining bedrooms are served by a family bathroom.

Adjoining the main house is a self-contained annexe arranged over two floors. With front and rear access, it offers an open plan lounge and kitchen area to the ground floor, with a central staircase rising to a first floor bedroom with en-suite shower room. This flexible space is ideal for multi-generational living or could potentially provide an excellent holiday let.

Externally, the rear garden is generous and mainly laid to lawn. To the front is a useful shed/workshop, along with a covered storage area and log store to the side.











Ground Floor



Floor 1



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Approximate total area¹⁾

246.9 m²

2660 ft²

Reduced headroom

6 m²

64 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:

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(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.

Oakheart Bury St Edmunds

01284 331077

bury@oakheart.co.uk

8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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