

oakheart



£350,000

Woodhall Close, Sudbury

Situated in the heart of central Sudbury, this beautifully renovated four-bedroom terraced home offers stylish, modern living with the added benefit of no onward chain. Fully updated in 2023, the property is perfectly positioned just a short stroll from the town's shops, cafes, schools, and train station, making it ideal for families and professionals alike.

The ground floor features a spacious open-plan living and dining area, creating a welcoming and versatile space perfect for

everyday living or entertaining. Natural light floods the room, enhanced by bi-fold doors that open directly onto the rear garden. A convenient downstairs toilet completes the ground floor layout.

Upstairs, the property offers four well-proportioned bedrooms, including two generous doubles. One of the doubles benefits from a sleek en-suite shower (no toilet), while the remaining rooms are served by a contemporary family bathroom, providing

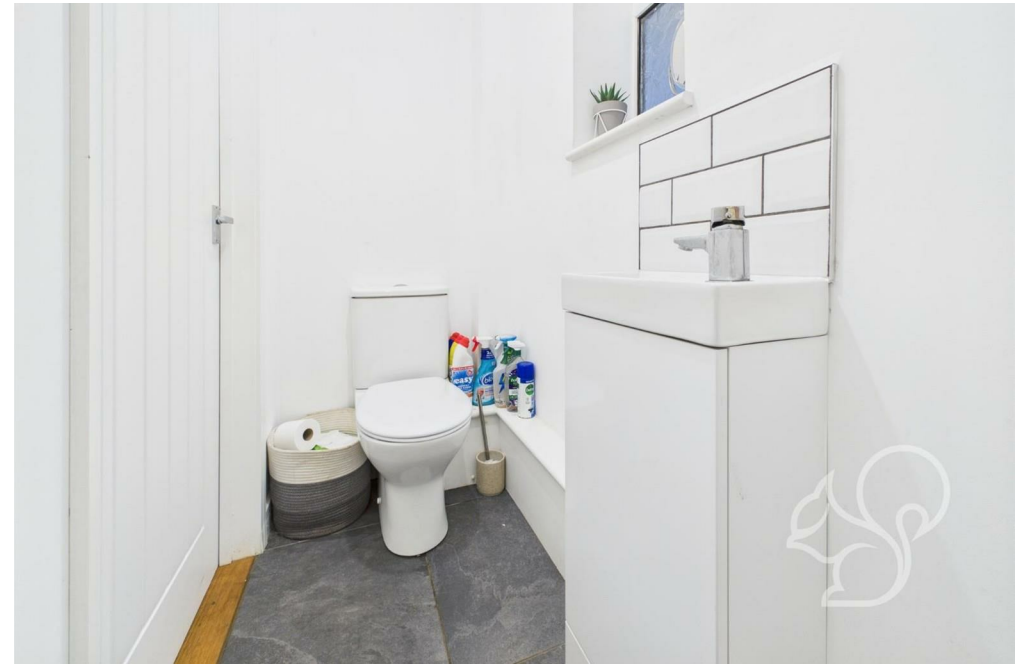
comfort and practicality for busy households.

Externally, the home boasts a large tiered rear garden, mainly laid to lawn with a spacious patio area, ideal for outdoor dining and relaxation. To the front, a private driveway provides off-road parking for multiple vehicles.

With its prime location in Sudbury—a historic market town known for its strong sense of community, scenic walks along the River Stour, and excellent local amenities—this stunning home offers a rare combination of space, style, and convenience.



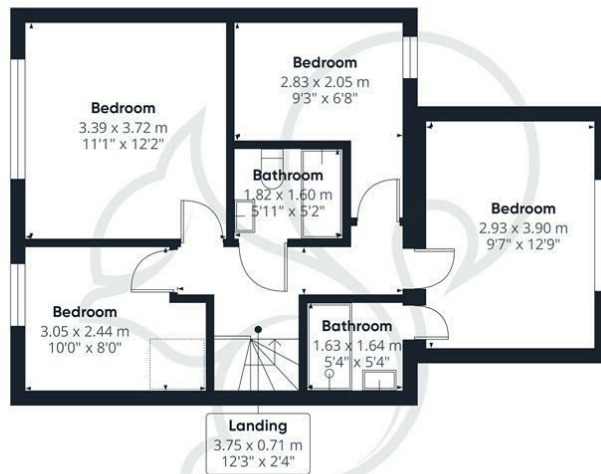








Ground Floor



Floor 1

oakheart

Approximate total area⁽¹⁾

101.8 m²
1097 ft²

(1) Excluding balconies and terraces

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:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart