

oakheart



£400,000

Guide Price
Herbert Close, Sudbury

GUIDE £400,000-£425,000 Discreetly positioned within a quiet cul-de-sac and offering generous, flexible accommodation is this four bedroom detached family home. Located within walking distance of many schools, restaurants, supermarkets and Sudbury town Centre, this residence makes for the perfect family home. Sudbury is a historic market town with well located transport links to London.

Upon approach this double fronted property sits behind a neatly maintained slate chipped frontage with flagstone paving offering access to front door. Entry to this residence is gained to the entrance hall offering ample space for coat and shoe storage. The

kitchen is contemporary in style offering a range of sleek gloss floor and wall mounted units, tiled flooring, tiled splash backs, integrated oven with four ring gas hob, integrated fridge freezer and inset sink with chrome mixer tap. Neighbouring the kitchen is the utility area offering further work surface space with inset sink, mixer tap, door offering side access to the garden and door through to a second reception room allowing versatility of use as a games room or dining room. The living room offers generous accommodation space making a feature of a gas fireplace set within a marble surround and stone hearth and sliding doors allowing access to the conservatory. Concluding the ground floor is the study enjoying views over the

front aspect.

The the first floor are four well sized bedrooms, of which the master and second bedrooms benefit from en-suite facilities. The family bathroom is traditional in style providing a partially tiled finish comprising of a panel bath with shower attachment over tub, low level WC and wash hand basin.

Externally, the rear garden is mostly laid to lawn with a paved seating terrace to the rear and flowered border to the left hand side. To the front of the property is a detached double garage offering power and light with a pitched roof allowing for generous storage space.

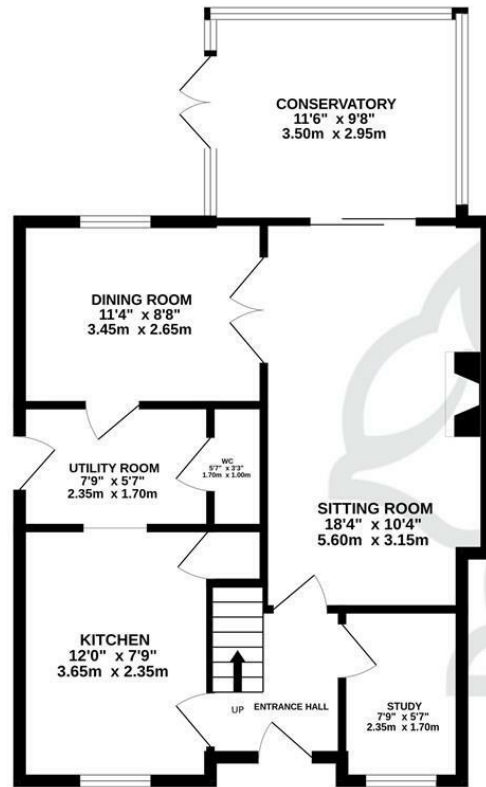




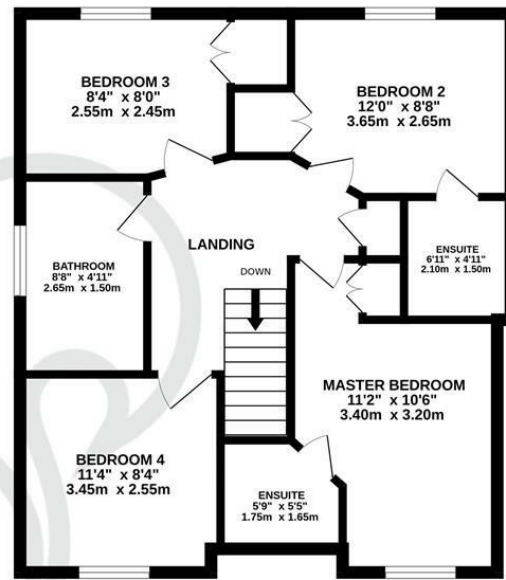




GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(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 Sudbury
01787 322 322
sudbury@oakheartproperty.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart