

oakheart



£450,000

Price Guide
Colchester Road, White Colne

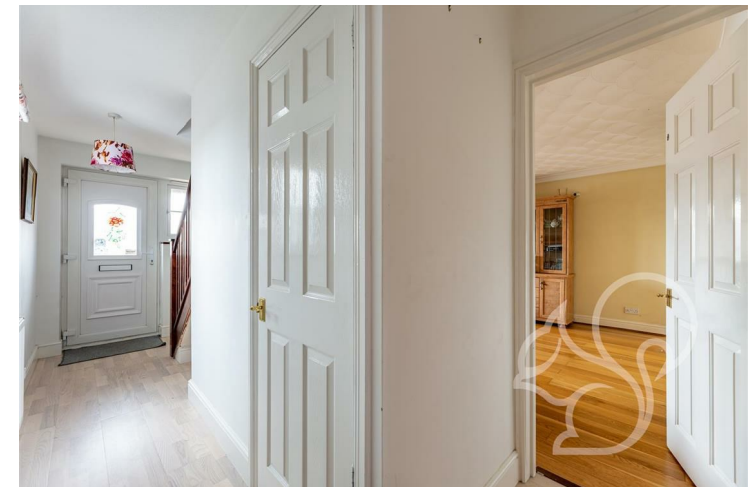
Rarely available and conveniently situated within the ever sought after village of White Colne is this detached four bedroom family home offering flexible accommodation throughout. This property boasts three double bedrooms, off street parking for several vehicles and an integral garage.

Entry to this residence is gained to the entrance hall, complete with durable laminate flooring and pendant light. The kitchen is generous in size offering space for a table and chairs and is fitted with wood effect units complimented by stone effect work surfaces, inset sink overlooking rear garden, eye level oven and a gas hob. The kitchen

further to the dining room, a great family space offering french-style doors to the garden. Neighbouring the kitchen is the utility room offering further work surface space and door providing access to the garden. The sitting room is well proportioned, benefitting from wood-effect flooring and making a feature of the wood burner sat upon a grey tiled hearth. This space also boasts a good amount of natural light thanks to the large window overlooking front aspect. To conclude the ground floor is the cloakroom comprising low level WC and a wash basin. To the first floor are the four bedrooms, three of which allow ample space for double beds. The master bedroom comes with en-suite facilities and makes use of dual aspect windows

further allowing a good flow of natural light. The family bathroom is traditional in style and comprises panel bath tub, low level WC, wash basin and heated towel rails.

The rear garden is split on two levels, the lower level offers a patio area, perfect for summer BBQ's and Al Fresco dining. The upper portion of the garden is mostly laid to lawn with a further patio area at the end of the garden. There is a gate at the end of the garden that provides access to White Colne Village Hall, furthering on to White Colne Meadows. To the front of the property there is parking for multiple vehicles thanks to the tarmac driveway.



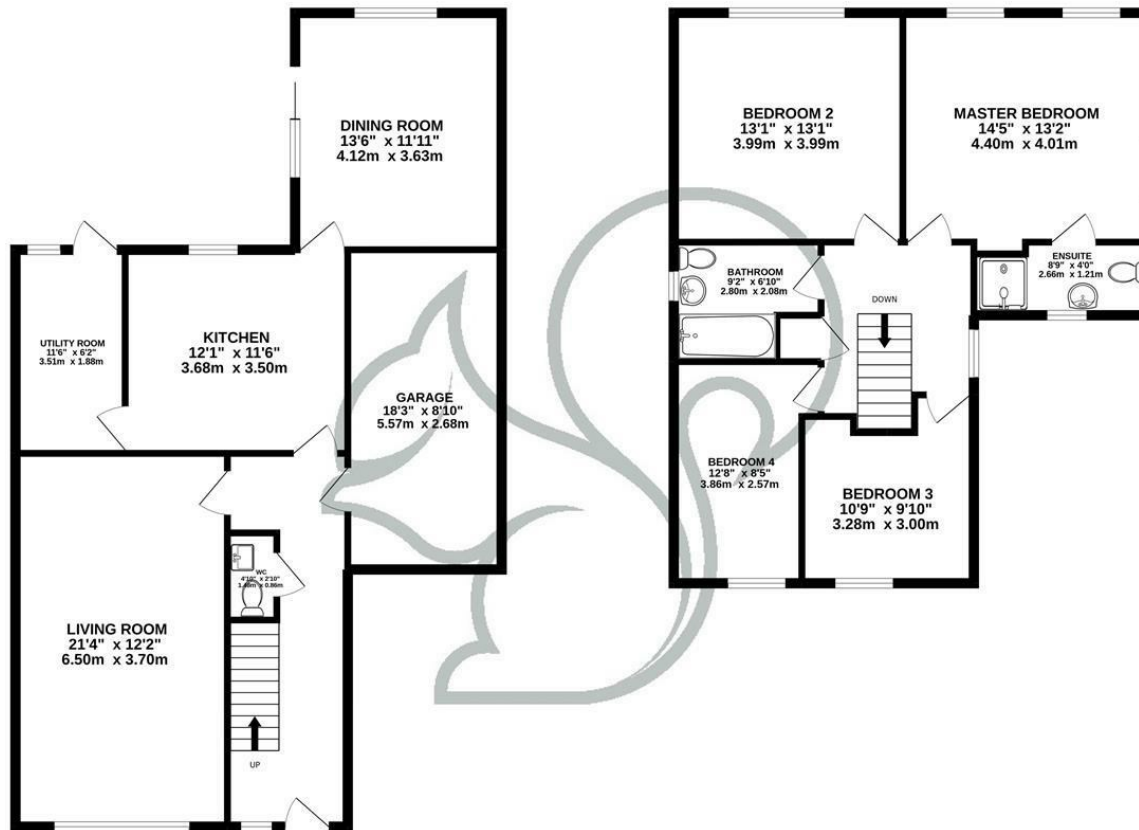






GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

FIRST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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.
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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC	

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