

oakheart



£275,000

Offers In The Region Of  
Waldingfield Road, Sudbury



Positioned a short walking distance from Sudbury Town Centre overlooking greensward is this nicely proportioned two double bedroom detached bungalow. Offering well proportioned living space throughout, nicely sized gardens and a garage and parking to the rear, this bungalow is not one to be missed!

Upon approach this residence sits behind a neatly maintained grass area leading to a nice front garden enclosed by various shrubs with a pathway leading to the front door. Entry is gained to a sweeping entrance hall providing access to the internal accommodation. The sitting room is found at the front of the property enjoying views over

the front aspect whilst making a feature of a gas burning stove sat within a black marbled surround and hearth and painted wood mantle. The kitchen offers a traditional finished comprising of a variety of white floor and wall mounted units finished with blue work surfaces, integrated oven with four ring ceramic hob, integrated sink with chrome mixer tap and white tiled splash backs and door leading to the conservatory. The conservatory is a versatile and useable space to offers french-style doors opening to the rear garden. Both bedrooms allow space for double beds with the principal bedroom located to the rear of the property enjoying views over the garden and the second bedroom positioned at the front. Concluding the

internal accommodation is the shower room offering a fully tiled finished with a raised corner shower cubicle, low level WC and wash hand basin.

The rear garden is bordered by a variety of established trees and shrubs with a central area laid to lawn and paved section with seating terrace and concrete path leading to a timber shed. To the rear of the garden is access to off street parking space and a single garage.

Call Oakheart today to arrange your viewing!







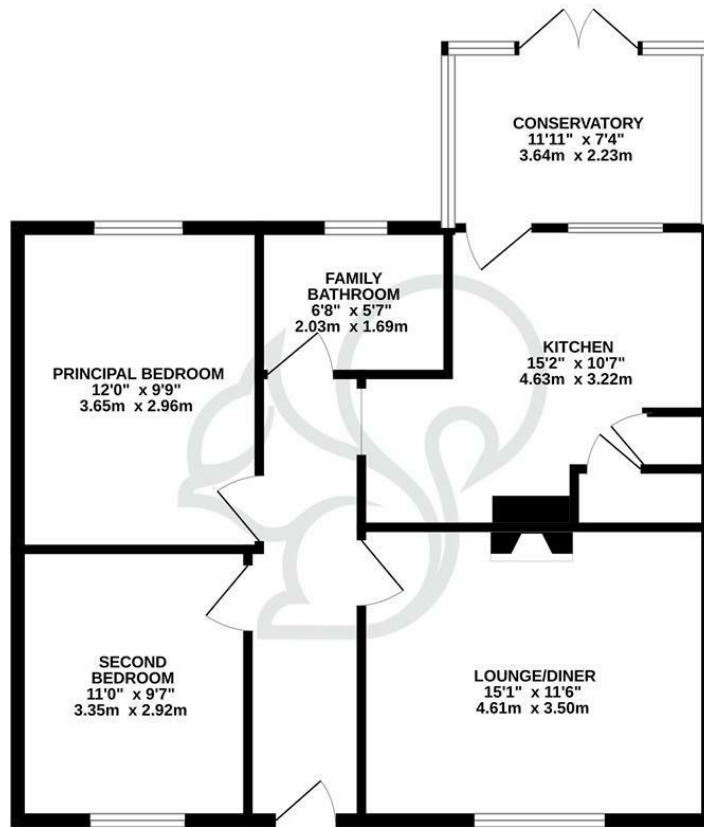








GROUND FLOOR



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:  
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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