

oakheart

01787 322 333
oakheart
for sale

£395,000

Newton Road, Sudbury

Offered to market with NO ONWARD CHAIN is this charming four bedroom detached family house. Located on the fringe of Sudbury Town Centre this home offers versatile accommodation throughout enjoying a generous plot size, detached double garage and four double bedrooms.

Upon approach this residence sits behind a neatly walled front garden, mostly laid to lawn with a concrete path leading to the front door. Entry is gained to a welcoming entrance hall with under stair storage space and a timber staircase rising to the first floor. The kitchen offers a contemporary finish fit with a range of floor and wall

mounted units topped with black granite effect work surfaces, white tiled splash backs and flooring with spotlighting opening to a separate breakfast room/utility area with door allowing access to the garden. At the rear of the property is a dining area finished with durable wood effect flooring and sliding doors opening to the rear garden. The living room enjoys good amounts of natural light flow from dual aspect windows making a feature of a stone fireplace with oak mantle and stone hearth. Concluding the ground floor is a wet room offering shower fitting, low level WC and wash-hand basin. To the first floor are four nicely sized bedrooms, all of which allow space for double beds with the principal and second bedrooms benefitting

from integral storage space. The principal bedroom further offers ensuite facilities comprising of a panel bath, low level WC and wash hand basin.

The rear garden is mostly laid to lawn with a paved seating terrace and path leading to a substantial detached double garage to the rear of the garden allowing for plentiful dry storage. This versatile space offers the potential for conversion into a home studio or gym setting.

Call Oakheart today to arrange your viewing!

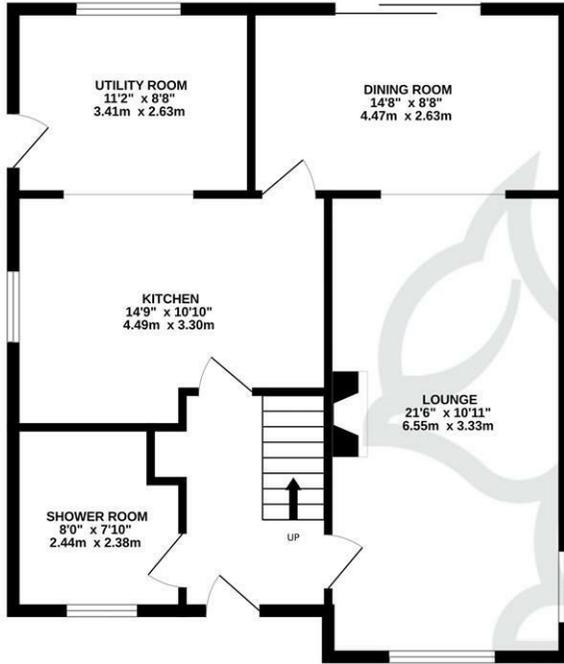




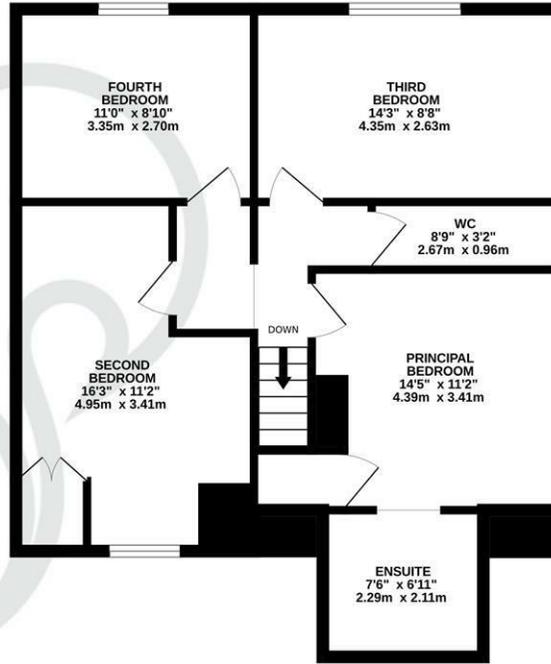




GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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		80
(81-91) B		
(69-80) C		
(55-68) D	52	
(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
18a Market Hill, Sudbury, Suffolk, CO10 2EA

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