

oakheart

£325,000

Offers In The Region Of
People Park Way, Sudbury

Occupying a convenient position a short distance from Sudbury Town Centre and train station is this immaculately presented three bedroom detached family home. Offered in turn key condition this residence enjoys three well sized bedrooms, off street parking for two vehicles, a garage and a well appointed rear garden.

Entry to this residence is gained to a warm and welcoming entrance hall with stairs rising to the first floor laid with wood effect flooring running through to the kitchen/diner. The kitchen offers a contemporary finish fit with a range of sleek gloss white floor and wall mounted units topped with wood effect counter tops, stylish white

tilled splash backs, integrated oven with four ring gas hob and stainless steel extractor fan, integrated fridge/freezer and inset sink and drainer unit with chrome mixer tap. The lounge is located to the rear of the property, this bright and airy room enjoys french-style doors opening to the rear garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. To the first floor are three nicely appointed bedrooms, of which the principal bedroom provides integral wardrobe space. The family bathroom offers a crisp fully tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden is mostly laid to lawn with paving leading the garage side access. To the rear of the garden is a private seating terrace under a timer pergola offering the perfect space for a Summers evening. To the side of the property is tandem parking for two vehicles and access to the garage.

Call Oakheart today to arrange your viewing!

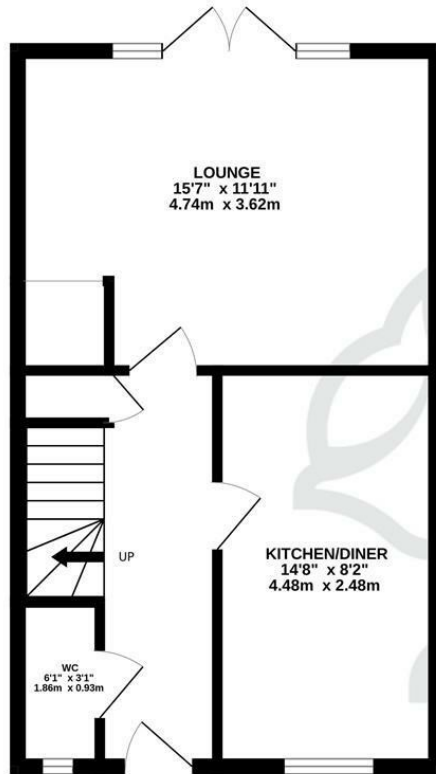




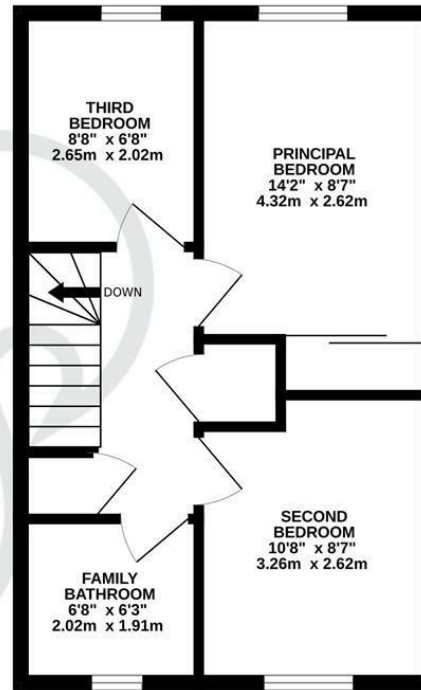




GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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	

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