

oakheart

£500,000

Offers In The Region Of  
Waldingfield Road, Sudbury

A charming four bedroom detached home occupying a discreet position set away from the road within striking distance of Sudbury Town Centre and train station. Boasting generous off street parking for several vehicles, three well sized double bedrooms and a substantial rear garden, this home is not one to be missed!

Upon approach this residence sits behind an envious red tarmac driveway allowing for off street parking for a multitude of vehicles. Entry is gained to an entrance porch complete with sliding doors hiding an area for tumble dryer, with substantial shelving above. The porch opens to a welcoming entrance hall with stairs rising to the

first floor. The lounge is a bright and airy space that makes a feature of an inset gas burning stove set upon stone hearth. Neighbouring the lounge is the conservatory enjoying panoramic views over the rear garden fit with self cleaning UV filtering glass and a remote controlled awning. The kitchen provides a contemporary finish fit with a range of sleek gloss cream floor and wall mounted units topped with granite work surfaces, inset sink and drainer unit with chrome mixer tap, integral oven with four ring gas hob and white tiled splash backs. The study offers versatile possibilities with the scope to utilise as a play room or snug. Concluding the ground floor is the cloakroom fit with a low level WC and wash hand basin. To the first

floor are three impressive double bedrooms, of which all enjoy internal storage and wardrobe space. The principal bedroom further boasts a dressing area and ensuite facilities. Concluding the internal accommodation is the family bathroom offering a panel bath, low level WC and vanity unit.

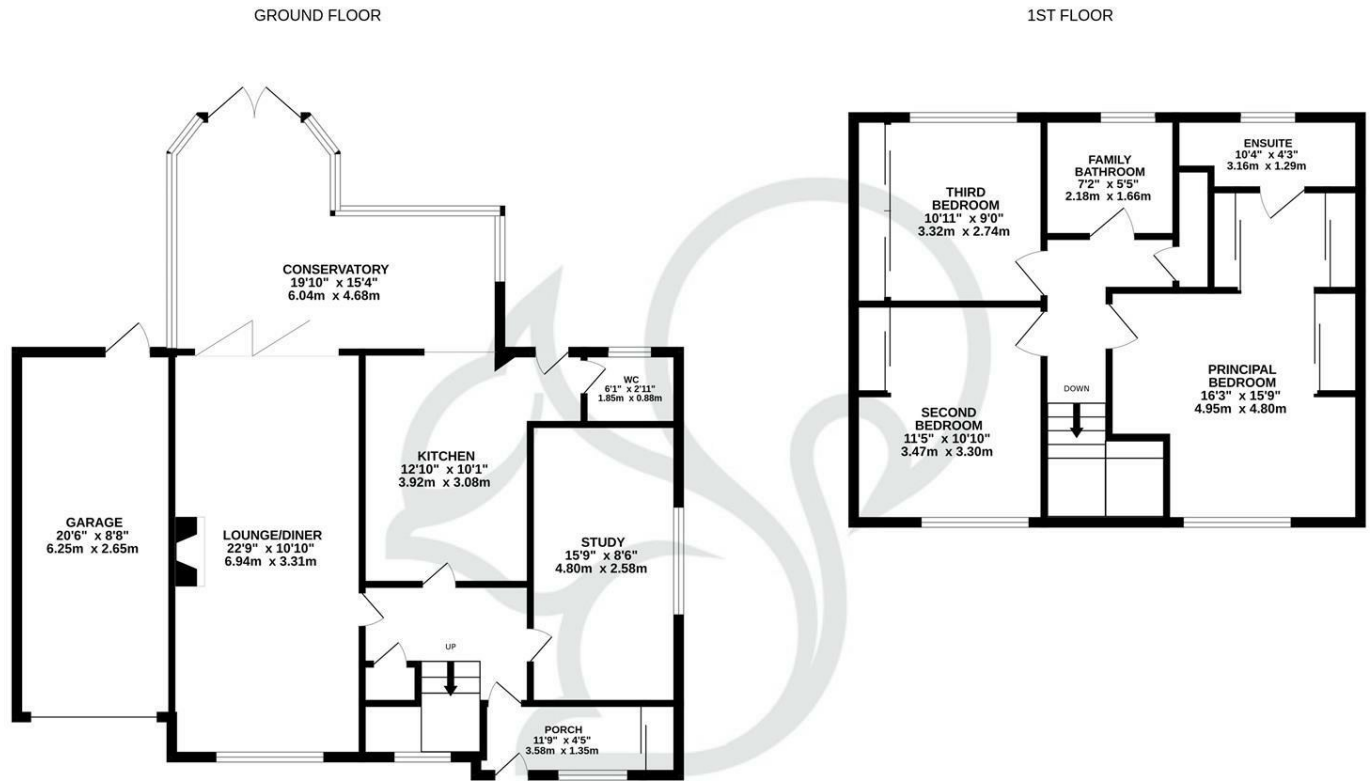
The rear garden is an impressive and private space. Having been nicely landscaped over three levels the garden offers a large block paved seating area that leads to a further paved seating terrace and expanse of lawn. The top portion of the garden is currently used as a vegetable patch.











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:**  
D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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