

oakheart



oakheart
for sale
01787 322 322

£270,000
Offers Over
Suffolk Road, Sudbury

A charming and characterful two bedroom period home occupying a convenient position within striking distance of Sudbury Town Centre and train station. This welcoming abode enjoys two well proportioned bedrooms, two reception rooms, and a well landscaped, low maintenance rear garden complete with home studio.

Upon approach this residence sits behind a neatly paved frontage enclosed by an iron gate and railings. Entry is gained to an entrance hall allowing for coat and shoe storage. Located at the front of the property is the lounge fit with bespoke shutter blinds making a feature of a gas burning stove set within a centre pillar upon a stone

hearth with painted timber surround. Neighbouring the lounge is the dining area, this bright and airy space enjoys views up the rear garden and is finished with painted floor boards. the kitchen is located to the rear of the property offering a traditional finish fit with a range of floor and wall mounted units topped with dark stone effect counter tops, painted timber panelling throughout with metal splash-back, integrated eye level oven, four ring electric hob, recessed space for fridge/freezer and door opening to the rear garden. To the first floor are two nicely appointed bedrooms, both of which allowing space for double beds. The second bedrooms features a quirky 'nook', making for an ideal and tranquil hideaway.

Concluding the internal accommodation is the family bathroom offering a partially tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden enjoys right of way over the neighbouring properties offering a nicely landscaped, low maintenance finish mostly laid with paving slabs enclosed by a variety of established plants and shrubs. To the rear of the garden is a well sized home studio/garden complete with running power.

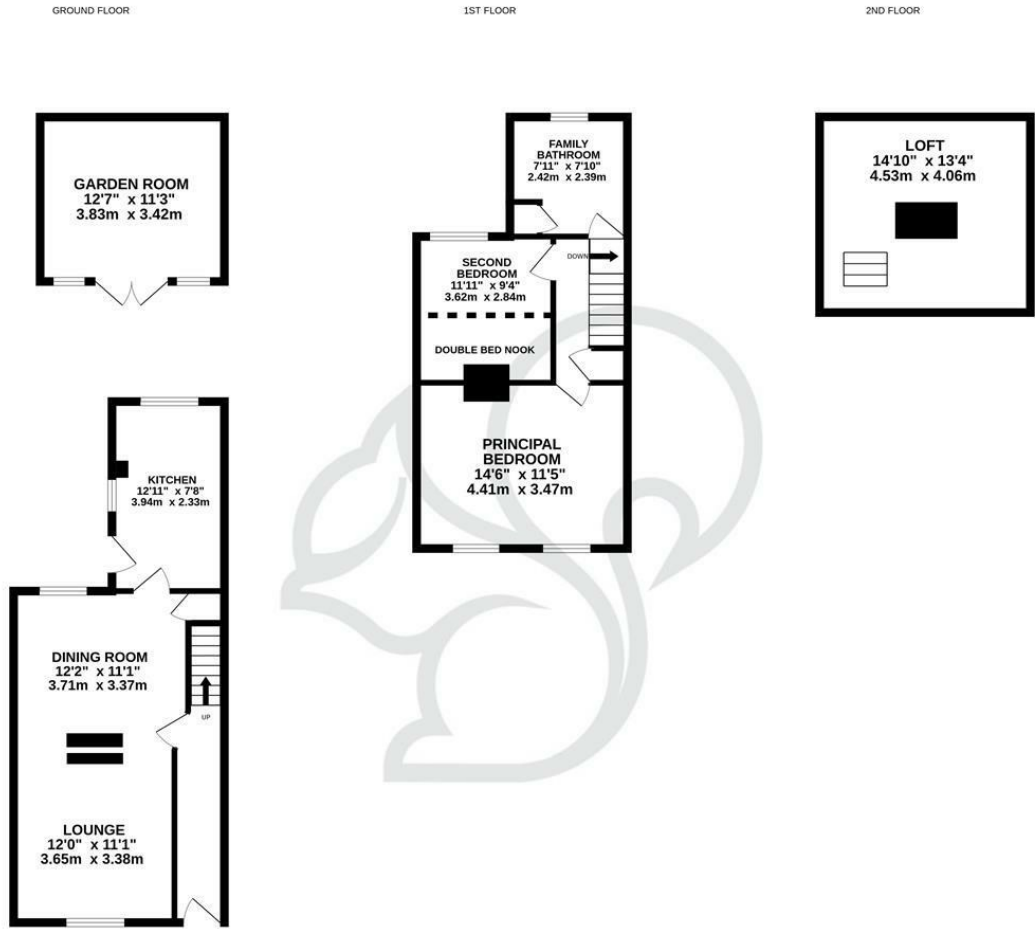
Call Oakheart today to arrange your viewing!











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:
B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.