

oakheart



54

£300,000

Waldingfield Road, Sudbury

Offered to market with NO ONWARD CHAIN and located within close, flat walking distance of Sudbury town Centre is this immaculately presented, extended three bedroom detached bungalow. Offering three well sized bedrooms, two reception rooms, off street parking and a garage, viewing is highly advised on this bungalow.

Upon approach this bungalow is positioned behind a lawned frontage with concrete driveway abutting the property allowing for ample off street parking. Entry is gained to an internal entrance hall via a door located to the side of the property. The lounge is located at the front of the property enjoying plentiful natural light from dual

aspect windows and makes a feature of an electric fire set upon a tiled hearth with stylish white surround. The kitchen provides a contemporary finish offering a range of attractive painted wood effect floor and wall mounted units complimented by dark stone effect work surfaces, integrated oven with four ring gas hob, stainless steel extractor fan, inset sink and drainer unit and tiled splash backs. Neighbouring the kitchen is the dining area with double doors opening to the garden. All three bedroom this bungalow has to offer are well sized with the principal bedroom located to the rear of the bungalow enjoying views over the garden. 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 with velux-style skylight providing generous natural light.

The South facing rear garden enjoys a paved seating terrace that leads to an expanse of lawn surrounded by a variety of matures shrubs and trees. The garden further offers direct side access to the garage.

Call Oakheart today to arrange your viewing!

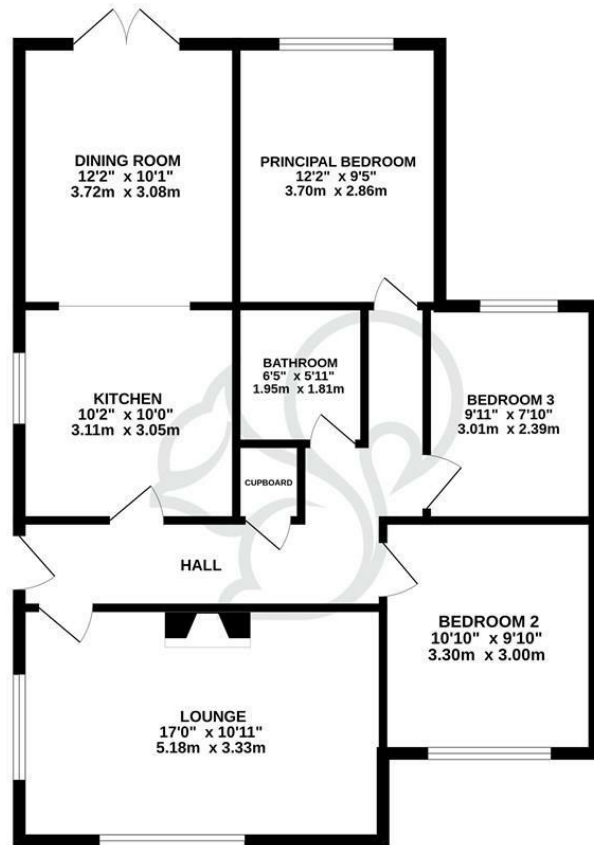








GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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.  
Made with Metropix ©2024

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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheartproperty.co.uk  
18a Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**