

oakheart

£385,000

Offers In The Region Of  
Churchill Drive, Sudbury



Situated in the North of the quaint Market Town of Sudbury is this charming three-bedroom detached bungalow. It is offered in an immaculate condition and sits on a considerable corner plot behind a gate driveway and surrounded by landscaped gardens.

Due to its elevated position the property boasts enviable views over the Stour Valley however is within walking distance of the heart of the Town Centre and the famous Water Meadows. The living space is strikingly bright throughout and is presented in turn-key condition; with two reception rooms, a traditional style kitchen, fitted shower room and three double bedrooms. Additionally it has a private gated

driveway, carport and a garage.

Entry is gained into an entrance hall, with the kitchen to the right and multiple fitted storage units. The kitchen is an efficient room with a modern finish entwined with traditional styling, it comprises; Cream units for plenty of storage, an eye level integrated double oven, underfloor heating, tile splash backs and space for appliances. An opening from the kitchen furthers to the dining room which is also opened to the lounge, it also boasts stunning parquet flooring! The lounge as the hub of the home benefits from dual aspect windows and a fireplace feature.

The generous Master bedroom suite is at the rear of the property, it has pleasant views towards the garden. The second bedroom also has pleasant views and is a double bedroom. The third bedroom benefits from french-style double doors to the garden, it can be versatile in its uses and may suit well as a home office. To complete this wonderful single level dwelling there is a fitted shower room with corner shower cubicle and a separate cloakroom.

To the rear of the property is a landscaped garden with an array of sleeper retained flowerbeds and patio path to a raised decking area that has recently been re-done and offers incredible views! Call Oakheart today to arrange a viewing!







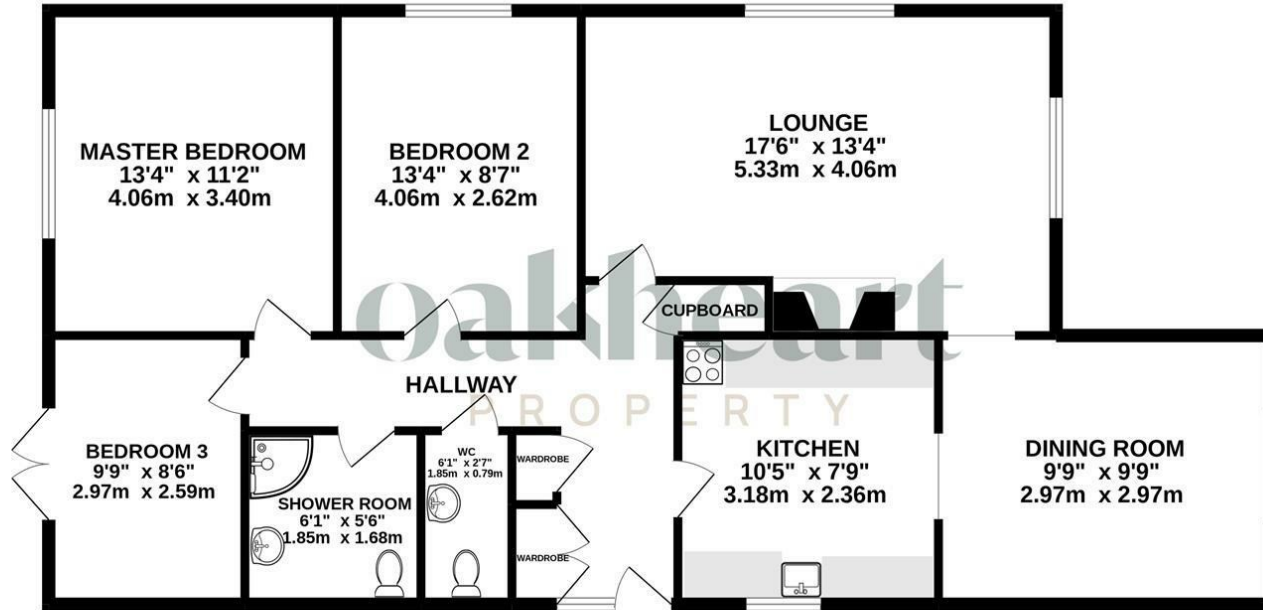








## GROUND FLOOR



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

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