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£500,000

Colne Park Road, White Colne

Occupying a peaceful position upon a substantial plot within an idyllic countryside setting in the widely regarded village of White Colne is this extended three bedroom family home. Boasting substantial garden space abutting paddocks, versatile living space throughout and generous amounts of off street parking, this home is not one to be missed!

Entry to this home is gained to an internal entrance porch allowing space to store coats and shoes. This space furthers to the hallway with stairs rising to the first floor. To the front of the property is a reception room offering versatility of use as a dining area, study or

living space laid with parquet flooring featuring a fireplace and storage cupboards. The kitchen offers a traditional finish fit with a range of cream shaker style floor and wall mounted units topped with wooden work surfaces, a range style cooker with tiled splashbacks and extractor fan, inset sink with mixer taps and picturesque views over the garden. Neighbouring the kitchen is the living space/dining area - Undoubtably the heart of this home, this space enjoys generous natural light from a central skylight and bi-folding doors opening to the rear garden. The utility area provides further work surface space and allows access to the rear garden. To the first floor are three well sized bedrooms, of which the principal suite boasts

ensuite facilities comprising of a rolltop bath, shower cubicle, low level WC and wash hand basin. Concluding the internal accommodation is the shower room offering a tiled finish fit with shower cubicle, low level WC and vanity unit.

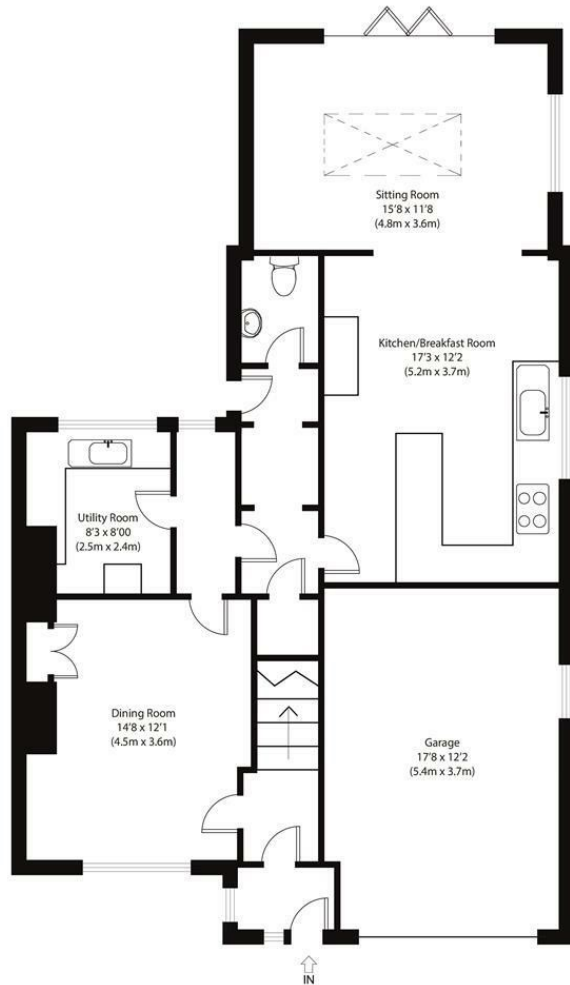
Externally this home enjoys a well established and sizeable rear garden commencing with a seating terrace and decking area hosting a functioning pond. This space furthers to a lawned area housing a variety of mature shrubs and trees with a seating area and timber pergola. To the side of the property is a vast area of garden space enjoying views over further green land and paddocks.









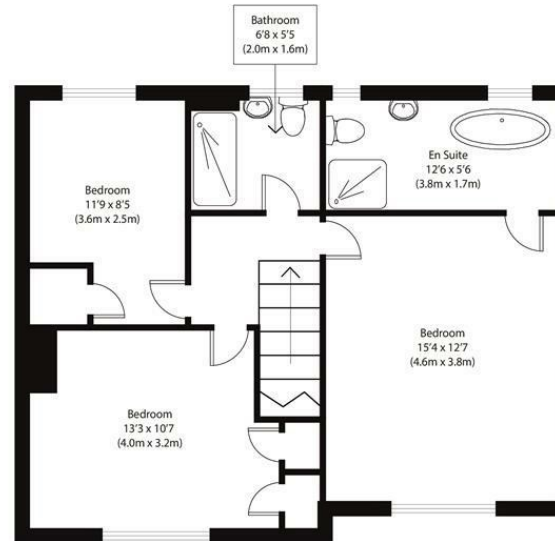


Ground Floor

Approximate Gross Internal Area
1640 sq ft (152 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.oakheart.co.uk

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First Floor

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

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