

oakheart

£400,000

Offers In The Region Of  
Parkwood Drive, Sudbury



Occupying a pleasant position on a quiet and widely regarded residential street a short distance from Sudbury town centre is this charming and nicely presented three bedroom detached home. Enjoying far reaching views from the lounge over Sudbury and the picturesque water meadows, this property enjoys three well appointed bedrooms with ensuite facilities to the principal suite, off street parking and a well proportioned rear garden.

Upon approach this property sits behind a neatly maintained and low maintenance frontage with paved driveway allowing for off street parking. Entry is gained to a generous and welcoming vestibule

allowing plentiful space for coats and shoes with a door opening to an external seating terrace enjoying far reaching views over the town. The kitchen offers a traditional finish fit with a range of sleek light grey/blue units topped with wood effect work surfaces, integral eye level oven, four ring ceramic hob, tiled splash backs, inset stainless steel sink and drainer unit and chrome mixer tap. Neighbouring the kitchen is the dining area, this versatile space enjoys views over the front with door leading to a utility area complete with plumbing for a washing machine. The lounge is located to the rear of the property fit with french-style doors opening to a Juliet balcony enjoying views over the rear garden. The third

bedroom is located on the first floor providing versatile accommodation space. This room further enjoys generous natural light flow from dual aspect windows. To the ground floor are two impressively sized bedrooms, both of which benefit from integral wardrobe space. The principal suite further enjoys ensuite facilities. The family bathroom comprises of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden commences with a seating terrace that furthers to a vast expanse of lawn bordered by a variety of established shrubs and plants. To the rear of the garden is a timber shed and seating area.







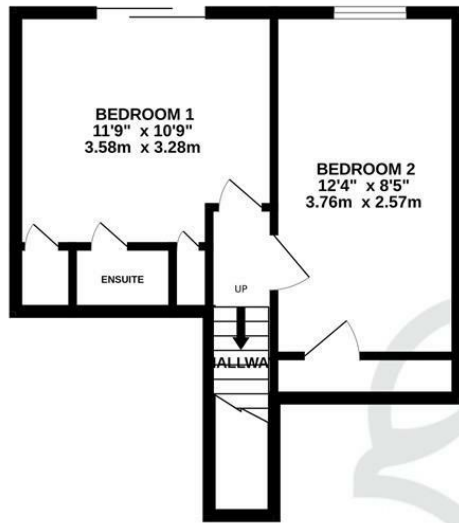




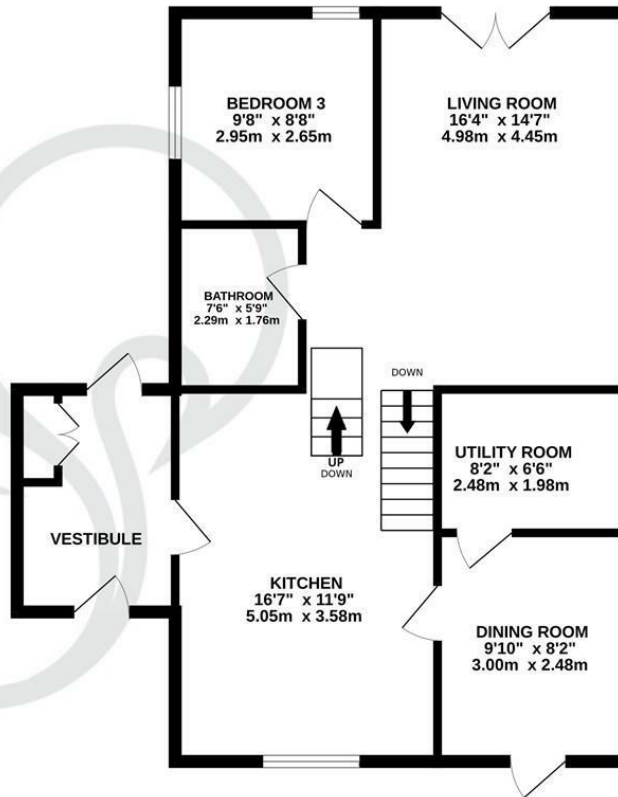




GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 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.  
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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>		<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.

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