

oakheart



£375,000

Offers In Excess Of
Rye Hill, Sudbury

An impressive four bedroom town house boasting an accommodation schedule of over 1700Sqft located on a quiet residential street within short walking distance of Sudbury Town Centre and train station. This home offers high specification features throughout boasting flexible living space spread over three floors and off street parking making for the perfect family home.

Entry is gained to a welcoming entrance hall with stairs rising to the first floor. The kitchen/diner makes for a great social space catering for contemporary open planned living. The kitchen offers a range of sleek gloss floor and wall mounted units topped with premium black

granite work surfaces, integral Neff oven, four ring ceramic hob, integral washing machine and dish washer, inset ceramic butler sink with detachable mixer tap and stylish gloss tiled splash backs. The lounge spans the depth of the property enjoying plentiful natural light flow from dual aspect windows and french-style doors opening to the garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. The first floor are three well appointed bedrooms, of which the second and third allow ample space to accommodate double beds whilst also providing integral wardrobe space. The family bathroom offers a traditional finish complete with panel bath with shower over the tub, a low level

WC and wash hand basin. The principal suite spans the entire second floor offering an executive finish complete with its own dressing area with vast integral wardrobe space. The principal suite further benefits from ensuite facilities enjoying a fully marble effect tiled finish, double width shower cubicle, low level WC, heated towel rail and vanity unit.

The garden provides a tranquil external space filled with a variety of established plants and shrubs and a paved seating terrace. To the rear of the property is a double car port allowing off street parking for two/three vehicles.





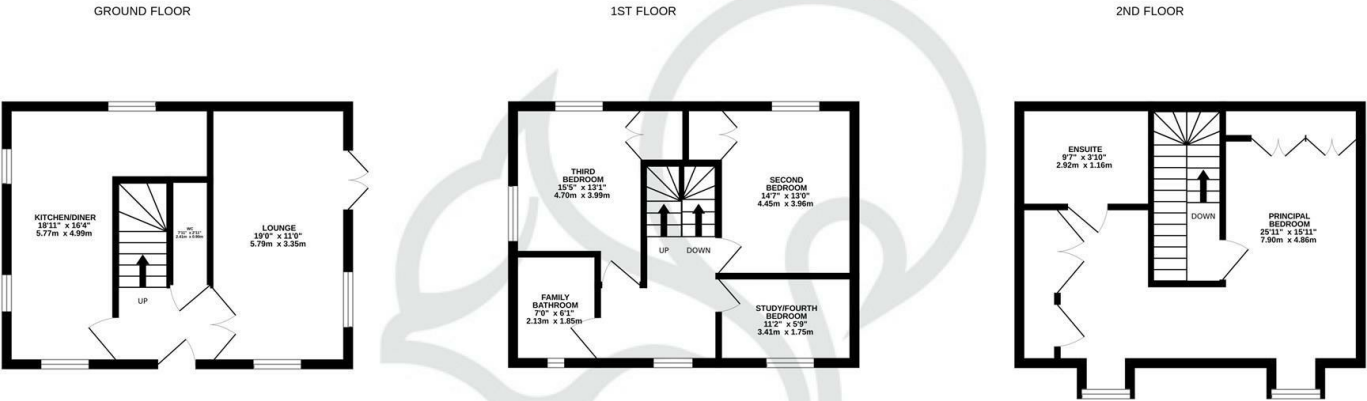




Local Authority:

Tenure:
Freehold

Council Tax Band:
D



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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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>		
	78	85
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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