

oakheart



£575,000

Offers In The Region Of
St. Marys Close, Sudbury

An executive five bedroom detached family home occupying a discreet position within a quiet cul-de-sac on the fringe of Sudbury. Enjoying an accommodation schedule of over 1800sqft featuring five bedrooms, four reception rooms, off street parking for several vehicles and a well appointed, private rear garden, this home is not one to be missed!

Upon approach this home is positioned behind a sizeable concrete driveway leading to a detached double garage with a neat area laid to lawn. Entry is gained to a bright and welcoming entrance hall with stairs rising to the first floor. The lounge enjoys generous amounts

of natural light flow from a bay fronted window and features an electric fireplace set within a marble effect tiled surround and tiled hearth. Neighbouring the lounge is the dining area with double doors opening to the conservatory. The conservatory is located to the rear of the property enjoying panoramic views of the garden. The kitchen provides a traditional finish fit with a range of sleek gloss white floor and wall mounted units topped with stone work surfaces, tiled splash backs, integrated eye level oven, five ring gas hob and inset sink with chrome mixer taps. The kitchen further to a utility area allowing for further storage space and door allowing side access to the garden. The study provides further versatile accommodation space.

Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. To the first floor are five well proportioned bedrooms, of which the principal bedroom enjoys integral wardrobe space and ensuite facilities comprising of a corner bath suite, low level WC and vanity unit. The family bathroom offers a low level WC, wash hand basin and vanity unit.

The wrap around garden offers two seating areas that lead to an expanse of lawn enclosed by a variety of established shrubs and trees allowing for a private and tranquil external setting.

Call Oakheart today to arrange your viewing!



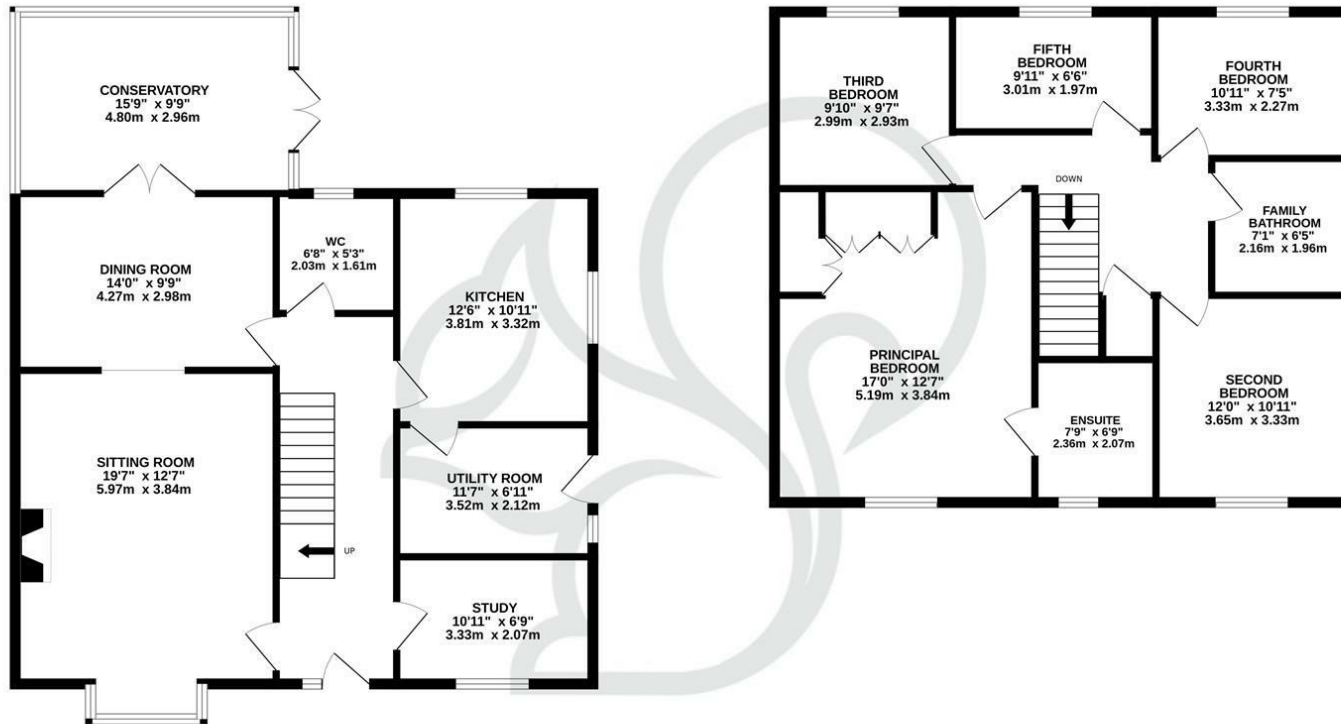






GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.

1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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:
F

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	

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