

oakheart

£190,000

Offers Over  
Northcroft, Sudbury



A well proportioned three bedroom home enjoying a central position within striking distance of Sudbury Town Centre and immediate access to the towns picturesque water meadows. Enjoying three well sized bedrooms, generous living space, an enclosed, low maintenance rear garden and views over St Gregorys Church, this home is not one to be missed!

Entry is gained to an internal entrance hall with stairs rising to the first floor. The kitchen is located to the front of the property

featuring cream floor mounted units topped with wood effect work surfaces and an inset stainless steel sink. The sitting room is located to the rear of the property allowing space for a dining table featuring a large window allowing for generous natural light flow and views over the rear garden. To the first floor are three well appointed bedrooms, of which the principal and second bedrooms allow ample space to accommodate double beds. The principal and second bedrooms further benefit from integral storage space. Concluding the internal accommodation is the

family bathroom featuring tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden provides a low maintenance space commencing with a decked seating area that furthers to a paved/shingled space enclosed by various shrubs. There is also ample parking available to the front and rear of the property on a first come first served basis.

Call Oakheart today to arrange your viewing!



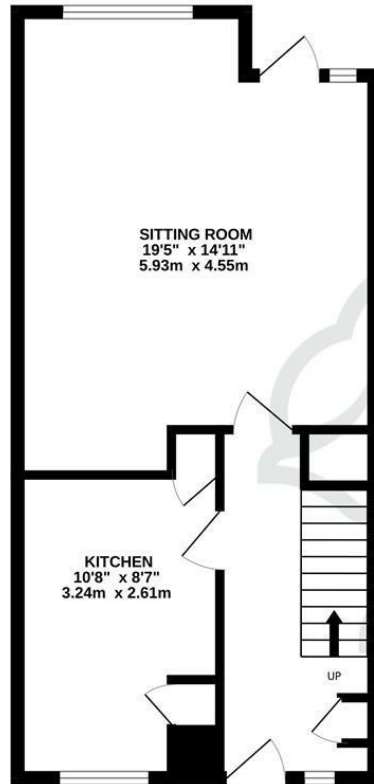




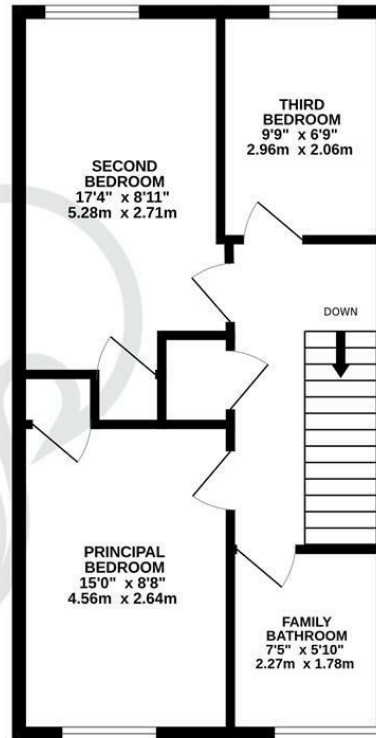




GROUND FLOOR



1ST 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:  
B

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>44</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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