

Oakheart

£425,000

Offers In The Region Of  
Park Close, Sudbury

Occupying a discreet position on a quiet no through road within striking distance of Sudbury Town Centre is this versatile and well presented four bedroom detached bungalow. Enjoying four double bedrooms, off street parking and a low maintenance rear garden, this bungalow is not one to be missed!

Upon approach this bungalow is discreetly positioned behind a gravel driveway allowing off street parking for several vehicles. Entry is gained to a welcoming entrance hall allowing access to the internal accommodation space. The kitchen enjoys a traditional finish fit with a range of attractive cream floor and wall mounted units topped with

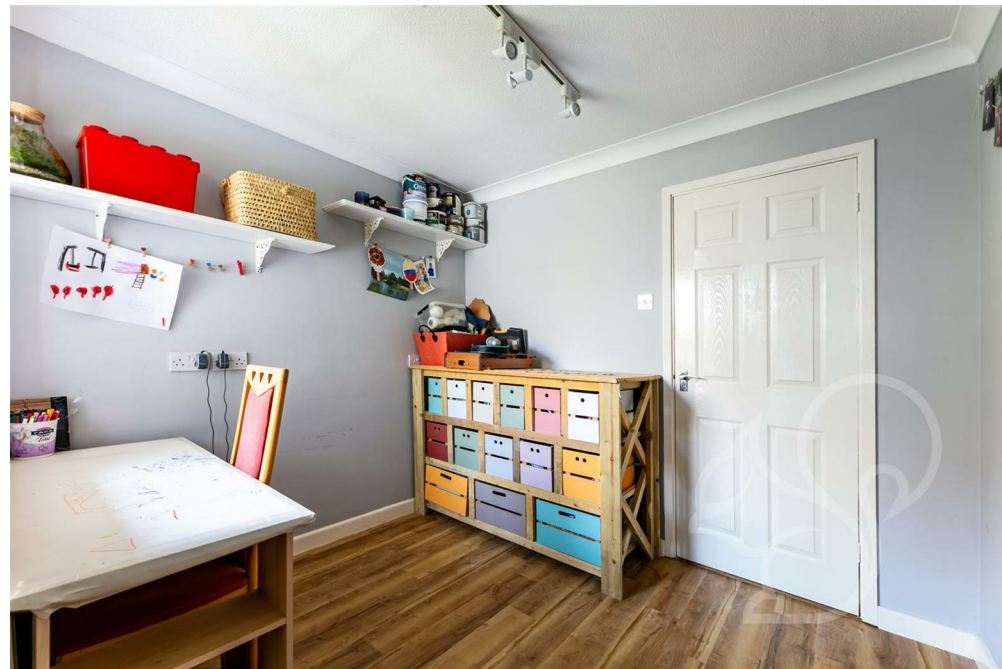
wood effect work surfaces, integral oven with four ring gas hob and stainless steel extractor fan, ceramic sink and drainer unit with chrome mixer tap and door opening to the garden. The lounge lends itself to being the central hub of this home enjoying views over the front aspect. This bungalow further benefits from a study providing the versatility of use as a snug. The principal suite boasts ensuite facilities comprising of a shower cubicle, low level WC and wash hand basin. The principal bedroom further features french-style doors opening to the rear garden. The family bathroom offers a sleek fully tiled finish comprising of a P shaped bath with shower over the tub, low level WC and wash hand basin.

The rear garden provides a paved finish enclosed by a range of established shrubs and plants making for a private and tranquil setting. There is a timber pergola providing the ideal external seating space.

Call Oakheart today to arrange your viewing!

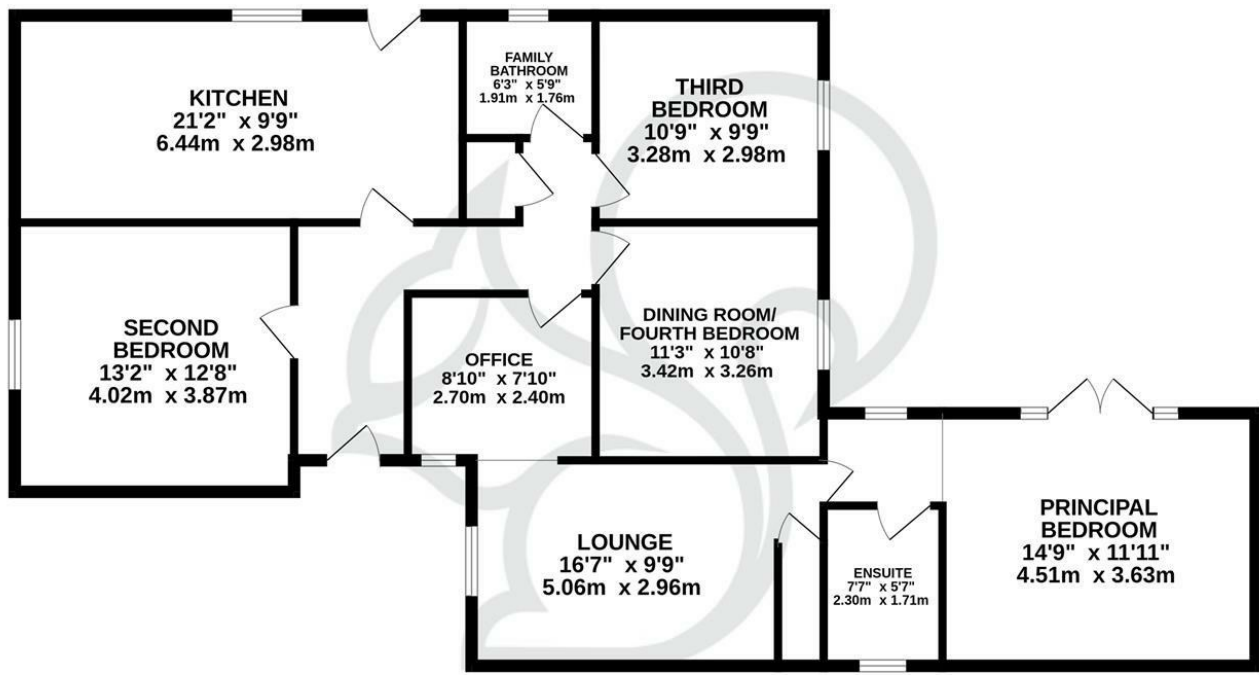








GROUND FLOOR  
1224 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            | <b>82</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<br>2002/91/EC |           |

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