

oakheart



£230,000

Offers In The Region Of  
Cross Street, Sudbury



A charming two-bedroom cottage in the heart of Sudbury, a short walking distance from Sudbury's picturesque water meadows enjoying a perfect blend of traditional character and modern comfort. This delightful home offers a cozy and inviting atmosphere, ideal for first-time buyers, couples, or those looking to downsize while enjoying the tranquility of cottage living.

As you step inside, you are greeted by a warm and welcoming lounge, featuring a beautiful fireplace that serves as a focal point for the room. The lounge provides a comfortable space for relaxing and entertaining, with ample natural light enhancing the cozy ambiance.

Adjacent to the lounge is the dining room, a versatile space perfect for family meals or entertaining guests. The dining room seamlessly flows into the well-appointed kitchen, which boasts modern appliances, tiled splashbacks, ample storage, and sleek countertops. The kitchen is designed for both functionality and style, making meal preparation a pleasure. Conveniently located on the ground floor is the family bathroom, featuring contemporary fixtures and fittings. This thoughtful layout ensures easy access and adds to the overall practicality of the home. Upstairs, you will find two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. These rooms are filled with natural light and provide ample space

for furnishings and personal touches, creating a serene and restful environment.

The private rear garden is a true highlight of this cottage, offering a secluded setting for outdoor activities. Whether you enjoy gardening, dining al fresco, or simply unwinding in a peaceful setting, this garden provides the perfect backdrop.

Call Oakheart today to arrange your viewing!







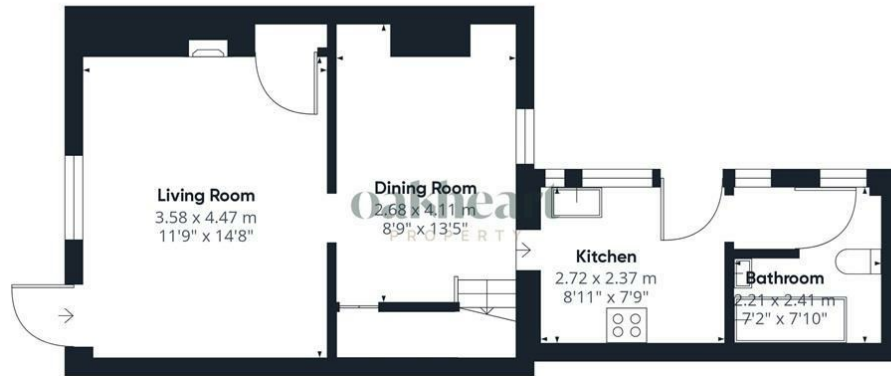












Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
70.1 m<sup>2</sup>  
754.55 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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