

oakheart



£475,000

Offers In The Region Of  
Parker Place, Sudbury



Welcome to this exceptional five-bedroom family home, offering expansive living space spread over three floors and situated on a larger-than-usual plot. This remarkable property combines luxurious comfort with practical living, making it an ideal choice for a growing family or those seeking generous accommodation in a desirable location.

Upon entering, you are greeted by a spacious hallway that leads to the heart of the home. The ground floor features a beautifully designed kitchen, equipped with modern appliances, ample storage, and elegant corian countertops. The kitchen opens to a generous dining area with french-style doors opening to an external seating terrace. The lounge spans the depth of the property enjoying generous amounts of natural light flow from dual aspect

windows and french-style doors opening to the rear garden. Concluding the ground floor is a cloakroom comprising of a low level WC and wash hand basin.

The first floor hosts three generously sized double bedrooms, each thoughtfully designed to provide comfort and privacy. Two of these bedrooms boast en-suite bathrooms, featuring contemporary fixtures and luxurious finishes, ensuring convenience and a touch of elegance. A well-appointed family bathroom serves the remaining bedroom, adding to the practicality of the home. To the second floor are two further bedrooms, both of which allowing space to accommodate double beds. The principal suite further benefits from ensuite facilities.

Outside, the property continues to impress with its expansive plot, offering ample space for outdoor activities and gardening enthusiasts. The well-maintained and un-overlooked garden is perfect for children to play, hosting summer barbecues and alfresco dining. This home further offers off street parking and a garage.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



Floor 2

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**Approximate total area<sup>m</sup>**

152.4 m<sup>2</sup>  
1640.46 ft<sup>2</sup>

**Reduced headroom**

1.67 m<sup>2</sup>  
17.96 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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:**  
E

**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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