

oakheart

70a

£850,000

Price Guide

Little Yeldham Road, Little Yeldham



Situated in the popular village of Little Yeldham, this nearly new detached house on Little Yeldham Road is a bespoke example of modern & unique architecture. Boasting large and light reception rooms and four bedrooms spread across circa 2,347 sq ft, this property offers a spacious and modern living space for you and your family.

Built in 2022, this home exudes elegance and style, with a traditional design that seamlessly blends modern conveniences. The property also features 3 bathrooms, with two being en-suite shower rooms to the principal and guest bedrooms.

As you step inside, you are greeted by a stunning reception hall with a vaulted

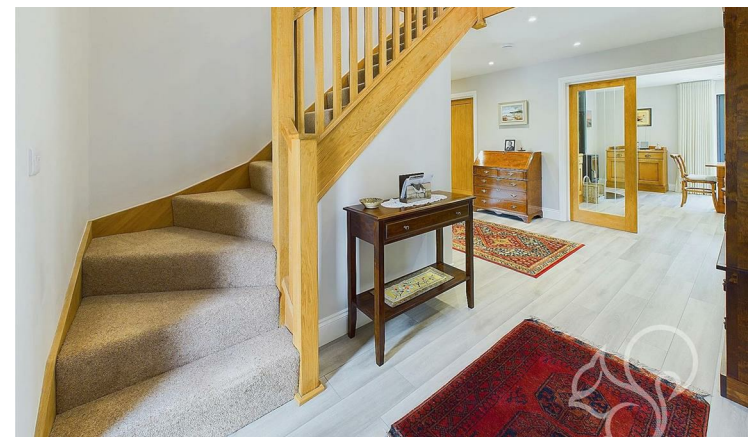
ceiling and an oak staircase leading to the galleried landing. The sitting room at the rear of the house offers a wonderful ambiance with full-width bi-fold doors opening to the impressive, south-westerly facing garden, perfect for family gatherings and entertaining guests. The heart of the house lies in the kitchen/breakfast/family room, equipped with top-of-the-line appliances, courtesy of 'NEFF', a convenient breakfast bar, and another set of bi-fold doors. The ground floor also features a snug/playroom, a study, a utility room, and a well-appointed cloakroom/shower room, catering to all your daily needs. Upstairs, the galleried landing leads to the principal bedroom, guest suite, and two additional bedrooms, all designed with comfort and style in mind.

The property is set within large, wrap-around grounds, offering a high degree of

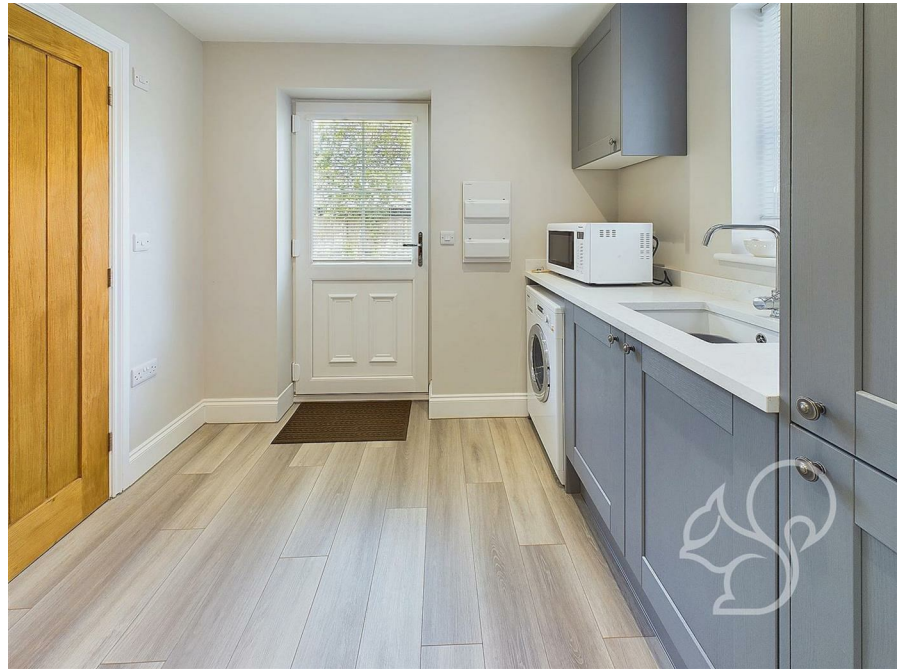
privacy with mature hedges, trees, and open fields to the rear. To the front is an extensive parking area and a detached double garage/workshop with power and light.

The area provides beautiful countryside walks, a local shop, village hall, restaurant and children's play area, as well as being commutable from Sudbury's station.

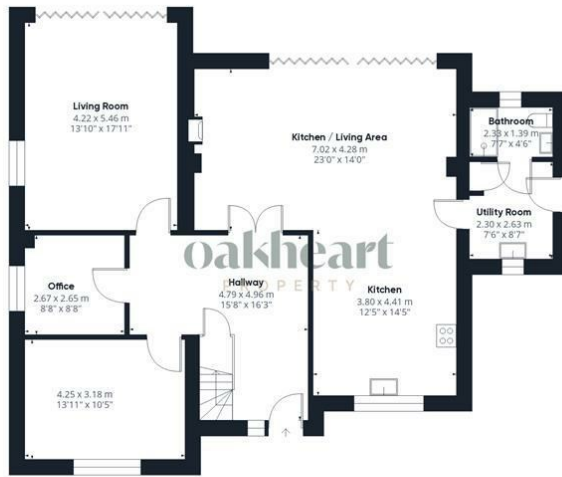
With its modern amenities, green credentials, and spacious layout, this property presents a unique opportunity to own a beautiful home in an idyllic location











Ground Floor



Floor 1

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Approximate total area^m

203.77 m²
2193.37 ft²

Reduced headroom

7.64 m²
82.23 ft²

(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:
Braintree

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	88	
(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	

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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