

oakheart

£275,000

Offers In The Region Of  
School Street, Sudbury

Welcome to this charming and recently renovated two-bedroom end of terrace cottage, ideally situated just a short distance from Sudbury town centre. This delightful property combines contemporary upgrades with classic cottage charm, making it the perfect home for those seeking comfort, style, and convenience.

As you step inside, you are greeted by a warm and inviting living space. The renovation has been thoughtfully executed to enhance the original character of the cottage while providing modern amenities and finishes. The ground floor features a stylish and functional shower room, complete with contemporary fixtures and fittings.

The heart of the home is the spacious and well-appointed kitchen, designed with both aesthetics and practicality in mind. With ample counter space, modern appliances, and generous amounts of storage. The open layout seamlessly connects the kitchen to the living and dining areas, creating a cohesive and welcoming environment.

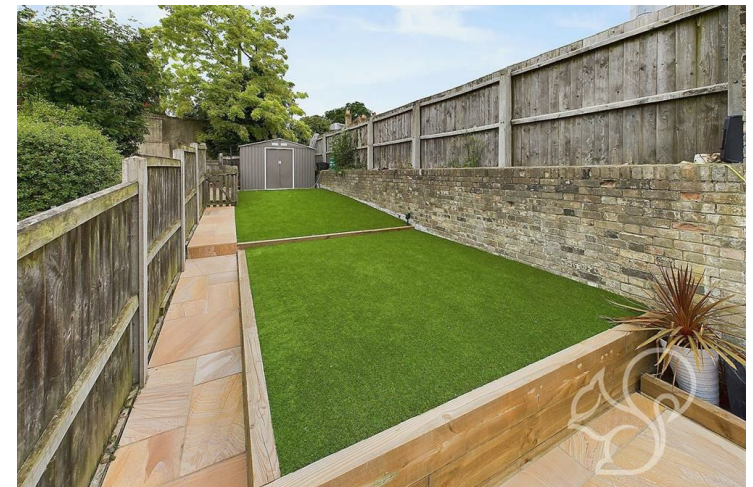
Upstairs, you will find two generously sized double bedrooms. The bedrooms are tastefully decorated with neutral tones, providing a blank canvas for personal touches. Large windows in each room allow natural light to flood the spaces, creating a bright and airy atmosphere.

The outdoor space is a true highlight of this property. The well-landscaped

rear garden features a beautiful sandstone seating terrace. This area is perfect for al fresco dining, morning coffee, or simply unwinding in the peaceful surroundings. The garden offers ample space for gardening enthusiasts and provides a serene backdrop for outdoor activities.

Additional features of this lovely cottage include off-street parking, a rare find so close to the town centre. This ensures convenience and ease for busy lifestyles. The property's location is ideal, with Sudbury's vibrant town centre just a short distance away, offering a range of

Call Oakheart today to arrange your viewing!







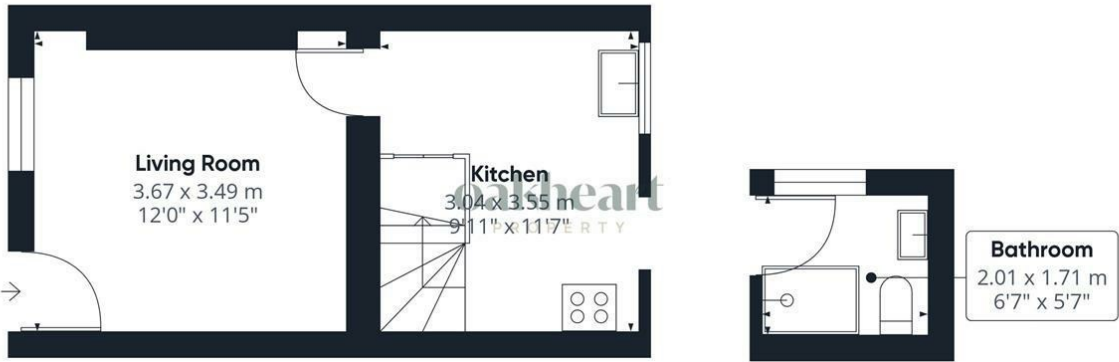


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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
49.23 m<sup>2</sup>  
529.9 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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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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