

oakheart



£550,000

Offers In The Region Of  
Stanley Road, Sudbury

An attractive, well presented and impressively proportioned five bedroom detached Edwardian family home located within striking distance of Sudbury Town Centre, train station and picturesque water meadows. With an accommodation schedule of over 1650sqft, off street parking, a double garage and private rear garden, this home is not one to be missed.

Upon approach this home sits behind a neat walled front garden with a concrete driveway allowing off street parking for two vehicles. Entry to this home is gained via an internal porch allowing space to store coats and shoes. The living room is located to the front of the

property making a feature of a bay fronted window and cast iron fireplace. The dining area forms the heart of this home enjoying impressive proportions featuring a wood burning stove and seamless transition to the kitchen. The kitchen enjoys a contemporary finish fit with a range of sleek floor and wall mounted units topped with timber work surfaces, a Rangemaster style cooker, central island and butler sink with a chrome mixer tap. Neighbouring the kitchen is a separate utility area that leads to the ground floor shower room. To the first floor are five impressively sized bedrooms, of which four allow ample space for double beds, The fifth bedroom is used by the current owners as a home study space. Concluding

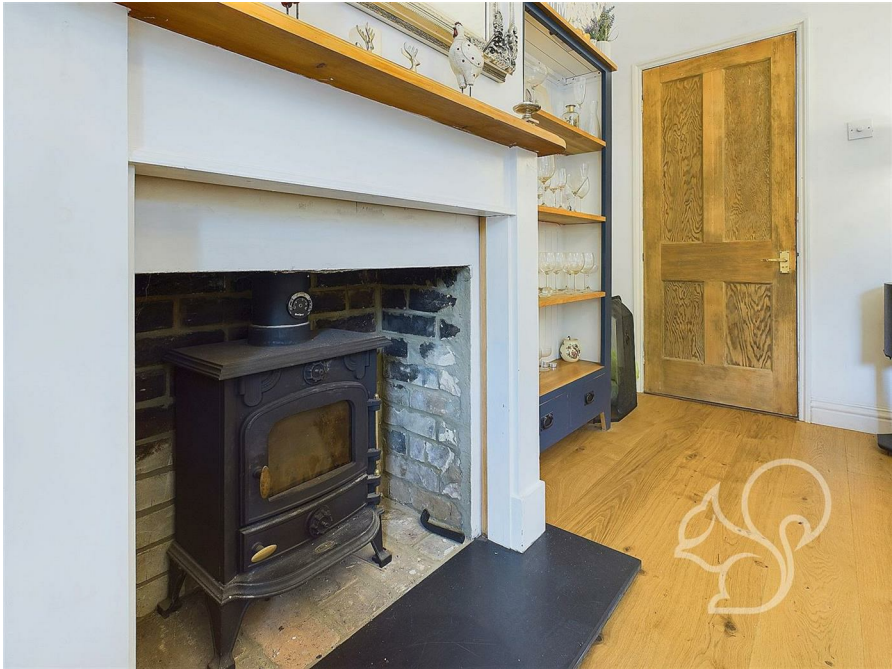
the internal accommodation is the shower room comprising of a low level WC, wash-hand basin and shower unit.

Externally, the rear garden commences with a paved seating terrace providing a peaceful and private external setting for Summer BBQ's and alfresco dining. The rear portion of the garden is laid to lawn and enclosed by a variety of established shrubs and trees. The garden also provides rear access to the garage.

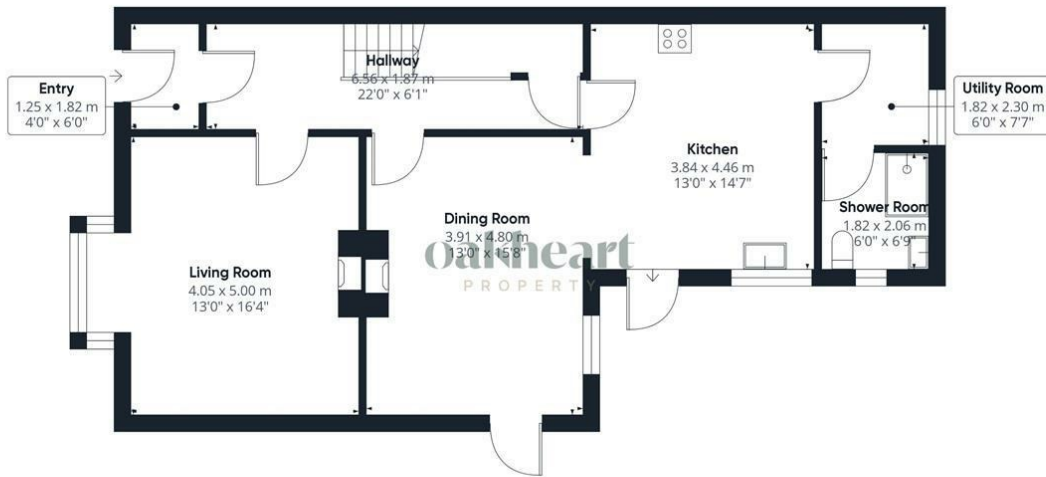
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area<sup>m</sup>  
 153.66 m<sup>2</sup>  
 1653.98 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:  
F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</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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