

oakheart



£450,000

Guide Price  
Priory Walk, Sudbury



\* Guide Price £450,000 to £475,000\* A true hidden gem located within striking distance of Sudbury Town Centre, picturesque water meadows and train station. This warm and welcoming home provides exudes character and charm whilst providing the practicality and convenience expected by modern living standards.

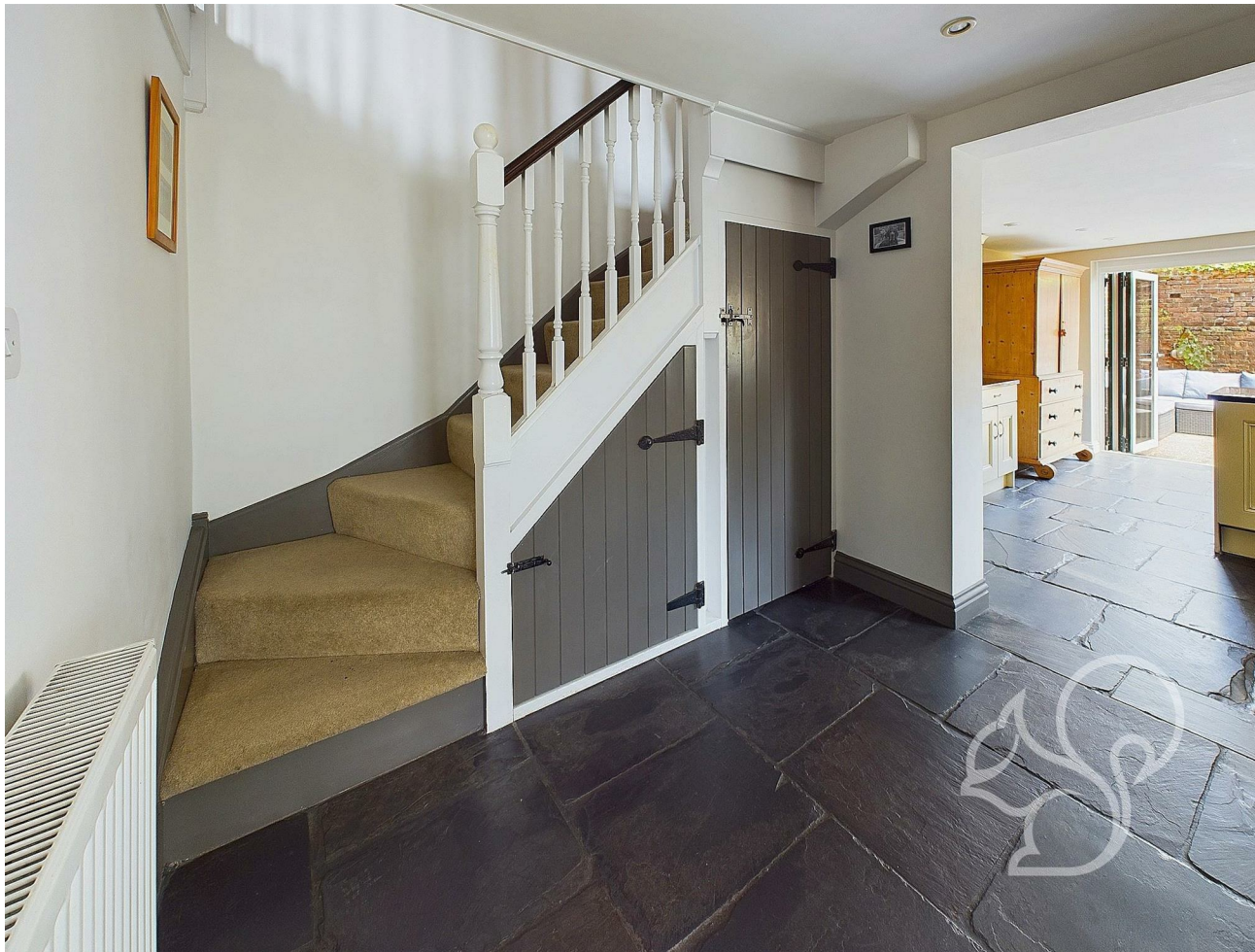
Entry to this home is gained to a welcoming porch allowing space to store coats and shoes. The space leads to an internal hallway with stairs rising to the first floor. The kitchen/diner enjoys a traditional finish laid with slate tiled flooring comprising of a range of cream floor and wall mounted units topped with granite worktops, Rangemaster

oven with fitted extractor fan, integral dishwasher, a butler style sink and chrome mixer tap. The kitchen flows seamlessly through to the dining area with bi-folding doors allowing access to an external seating area. The main living area enjoys generous proportions laid with timber flooring making a feature of a central red brick fireplace with an open fireplace on side, and a wood burning stove the other. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. Upstairs features three spacious double bedrooms and a family bathroom. Each bedroom is generously proportioned, offering plenty of space for family members or guests. The main bedroom is beautifully enhanced with

elegant Sharps fitted wardrobes and includes an en-suite bathroom with a walk-in shower, creating a private and luxurious retreat. The other two bedrooms are complemented by built-in storage cupboards.

The garden is mostly laid to lawn with a paved seating area accessible from the dining room making for the idea entertaining space for social gatherings. This home further boasts a double garage complete with power and lighting and off street parking for two vehicle.

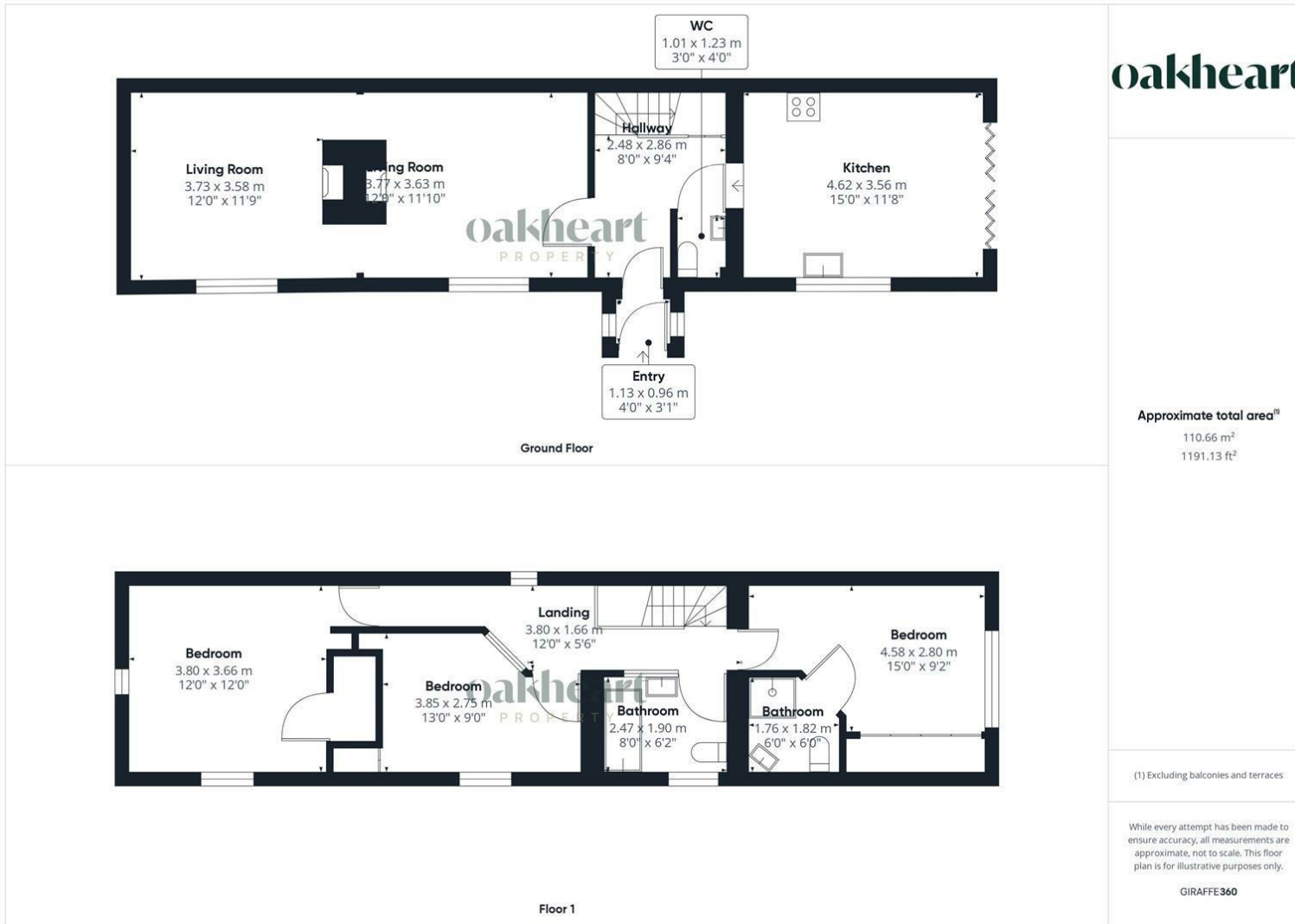
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Approximate total area<sup>m</sup>  
 110.66 m<sup>2</sup>  
 1191.13 ft<sup>2</sup>

(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:  
C

**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>		<b>63</b>
(39-54) <b>E</b>	<b>48</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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