

Oakheart



£290,000

Offers In The Region Of  
Betty Cocker Grove, Sudbury



Enjoying a private position within a popular residential street within striking distance of Sudbury Town Centre, train station and amenities is this well proportioned three bedroom family home. Boasting two reception areas, off street parking and a well landscaped rear garden, this home is not one to be missed!

As you approach the property you are welcomed by a neatly maintained frontage with a block paved driveway to the side of the property allowing off street parking for two cars. Entry is gained to a welcoming entrance hall allowing generous space to store coats and shoes with stairs rising to the first floor. The living room is located to

the front of the property, this bright and airy room flows seamlessly into the dining room. The dining room is laid with sleek tiled flooring, allowing access to an under stair storage cupboard and has french-style doors opening to the rear garden. Neighbouring the dining room is the kitchen. Offering a traditional finish, the kitchen features a range of wood-effect floor and wall mounted units topped with white granite-style work surfaces, an integral eye-level oven, four ring ceramic hob, tiled splash backs, space for a fridge freezer, an inset stainless steel sink and drainer unit and door opening to the rear garden. Concluding the ground floor is the cloakroom featuring a low level WC and wash hand basin. To the first floor are three well

appointed bedrooms, of which the principal and second bedrooms allow space to accommodate double beds. The family bathroom offers a partially tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden commences with a paved seating terrace that furthers to an expanse of lawn bordered by raised sleeper beds. To the rear of the garden is a decked seating area providing the perfect space to unwind.

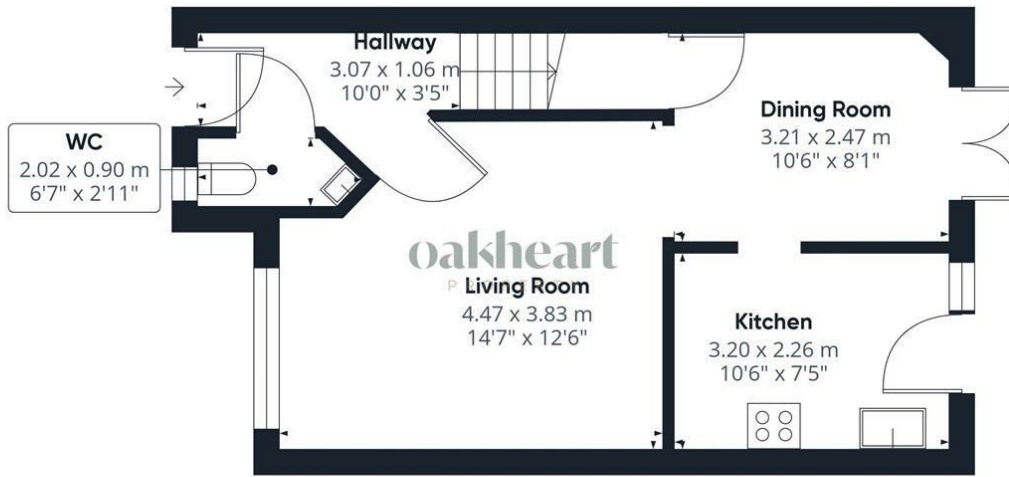
Call Oakheart today to arrange your viewing!



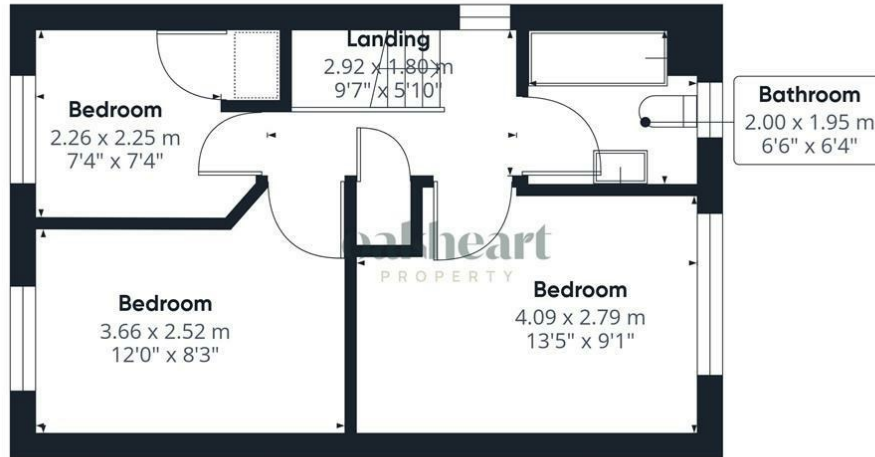








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>®</sup>  
72.38 m<sup>2</sup>  
779.09 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.

Calculations are based on RICS IPMS 3C standard.

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>                                 |                         | <b>87</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>70</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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheartproperty.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**