

oakheart



£425,000

Offers Over
Parker Place, Sudbury

Occupying a pleasant position within a popular residential location on the fringe of Sudbury is this executive five bedroom detached residence. Offering flexible accommodation throughout boasting five double bedroom of which two offer ensuite facilities, three reception rooms, off street parking and a garage, this residence makes for the perfect family home.

Upon approach this substantial double fronted property sits behind a neatly maintained lawn frontage featuring well pruned symmetrical trees with parking and a garage to the side. Entry is gained to a welcoming entrance hall with stairs rising to the first floor. Spanning

the depth of the property is the living room, this space enjoys good natural light flow from dual aspect windows with french-style doors opening to the garden. The kitchen/diner is traditional in style fit with a range of wood effect floor and wall mounted units finished with black stone effect work surface, integrated oven with four ring gas hob and stainless steel extractor fan, integrated dish washer, inset stainless steel sink with chrome mixer tap and tiled splashbacks. The kitchen allows access to the conservatory via double doors. To the front of the property is a separate dining room enjoying views over the front garden. To the first floor are three well sized bedrooms, of which the principal bedroom enjoys a dressing area an ensuite

facilities. The second bedroom further benefits from ensuite facilities. The family bathroom offers a tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin. The second floor offers a further two double bedrooms both providing integrated wardrobe and storage space with a Jack and Jill bathroom fit with shower cubicle, low level WC and wash hand basin.

The rear garden is mostly laid to lawn with a paved seating terrace leading to an area of established trees and shrubs making for a tranquil outlook. The garden further offers a timer shed for dry garden storage.







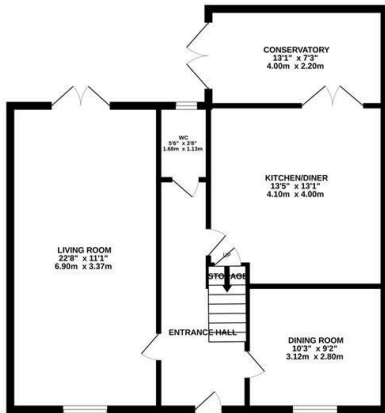


Local Authority:

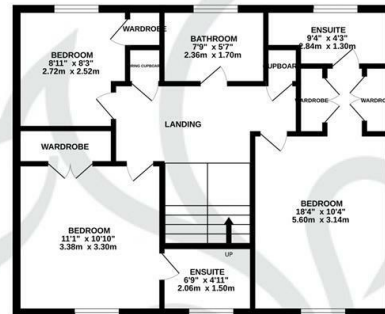
Tenure:
Freehold

Council Tax Band:
E

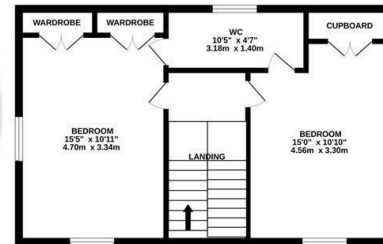
GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



2ND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1842 sq.ft. (171.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	86
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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