

oakheart



£450,000

Offers In The Region Of
Beaconsfield Close, Sudbury



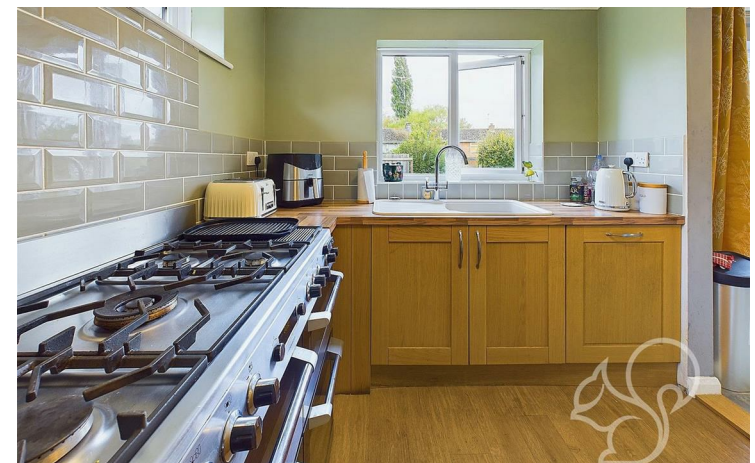
A well presented and impressively proportioned four bedroom detached family home located within a popular residential street within striking distance of Sudbury Town Centre and picturesque water meadows.

As you enter, you are greeted by an inviting and spacious landing area, perfect for a home office or study nook. This level also includes a modern shower room, providing added convenience. On the lower level, the heart of the home awaits. A large living room provides the perfect setting for family gatherings or quiet evenings in. The neighbouring dining room is ideal for entertaining, flowing

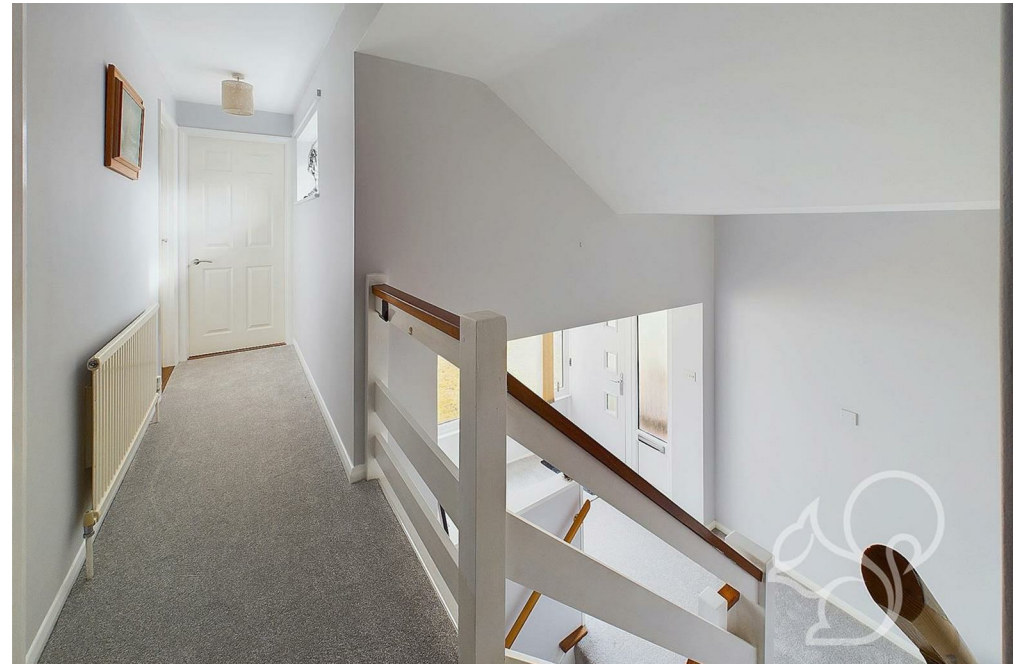
seamlessly into a well-equipped kitchen offering a range of floor and wall mounted units topped with wood effect work surfaces. integrated fridge/freezer, space for a Rangemaster style cooker with green tiled splash backs and an inset sink and drainer unit with chrome mixer tap. Additionally, a practical boot room offers extra storage and space for everyday items, ensuring a clutter-free living environment. To the first floor are four generously sized bedrooms, of which the principal suite and second bedroom enjoy integrated wardrobe/storage space. The family bathroom provides a traditional finish comprising of a panel bath, low level WC, wash hand basin and marble effect tiling.

The generous rear garden is mostly laid to lawn featuring various established shrubs. To the rear of the garden is a useable and well serviced decking area allowing for the perfect as-fresco dining setting. The decking also makes home to a timber summer house. The garden further provides gated access to a shingled parking area allowing for off street parking for two/three cars. To the front of the property is a paved driveway and single garage.

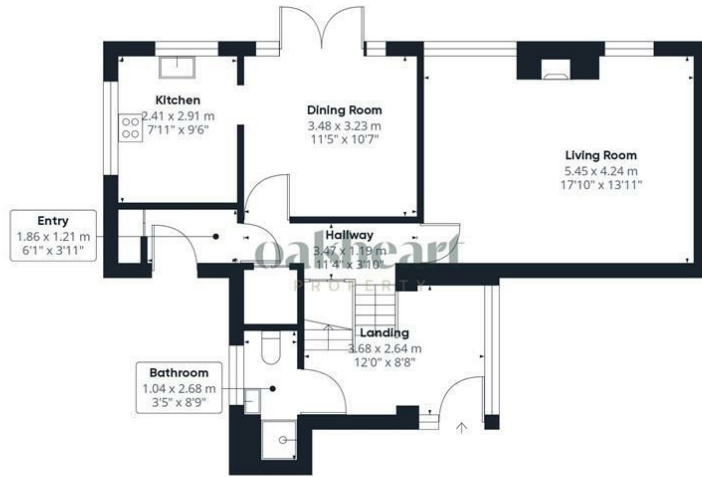
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area[®]

108.61 m²
1169.07 ft²

(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:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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