

oakheart



£285,000

Offers Over
Rubens Walk, Sudbury

Conveniently located within walking distance of Sudbury Town Centre, this deceptively spacious three-bedroom home offers versatile living across three floors. Rarely available, this property is perfect for families or first-time buyers, combining generous living space with off-road parking.

As you approach the property, you are welcomed by a neatly maintained frontage and a block-paved driveway to the side, providing off-street parking for two cars. Step inside to a spacious and inviting entrance hall, ideal for storing coats and shoes, with stairs rising to the first floor. Upon entering, you're welcomed into a

hallway that leads to the kitchen/dining room and a convenient cloakroom. The kitchen is finished with tiled flooring and features an eye level oven with electric hob, ample upper and lower storage units, granite-effect work surfaces, and a stylish black sink with drainer. French doors provide direct access to the rear garden, creating a seamless indoor-outdoor flow. The first floor hosts a bright and airy living room with a neutral finish and views of the rear garden, allowing natural light to flood the space. Bedroom three, located at the front of the house, is currently being used as a home office/study but offers flexibility for other uses. On the top floor are the principal and second bedrooms. The principal suite boasts

ensuite facilities comprising of a shower cubicle, low level WC and wash hand basin. Concluding the internal accommodation is the family bathroom fit with a panel bath, low level WC and wash hand basin.

The south facing rear garden commences with a decked seating terrace that furthers to an area of engineered lawn. To the rear of the garden is a raised decking area allowing for further convenient external seating space.

Call Oakheart today to arrange your viewing!











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Approximate total area⁽¹⁾

100.34 m²
1080.05 ft²

Reduced headroom

1.31 m²
14.1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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) A		
(81-91) B		
(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.

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

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