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£325,000

Price Guide
Colne Park Road, White Colne

£325,000 - £350,000 Nestled in the heart of the picturesque village of White Colne, this charming three-bedroom character cottage enjoys a prime position fronting onto the idyllic village green. Steeped in history and brimming with period features, this delightful home offers a perfect blend of traditional charm and modern comfort, ideal for those seeking a tranquil village lifestyle.

Upon entering, you are welcomed by a cozy living room with exposed beams and a feature fireplace, creating a warm and inviting atmosphere. The cottage retains much of its original character, with unique touches throughout. The well-equipped kitchen provides

ample storage and workspace, offering the perfect setting for home-cooked meals and family gatherings. The first floor houses three generously sized bedrooms, each with its own distinct character. The principal bedroom, with views overlooking the village green, offers a peaceful retreat, while the remaining bedrooms are ideal for children, guests, or a home office. The family bathroom is well-appointed and finished to a high standard.

Externally, the cottage features a charming, low maintenance paved frontage, providing lovely views of the green, while the rear garden offers generous proportions enjoying a range of established trees,

plants and shrubs, making the ideal space for a seasoned gardener.

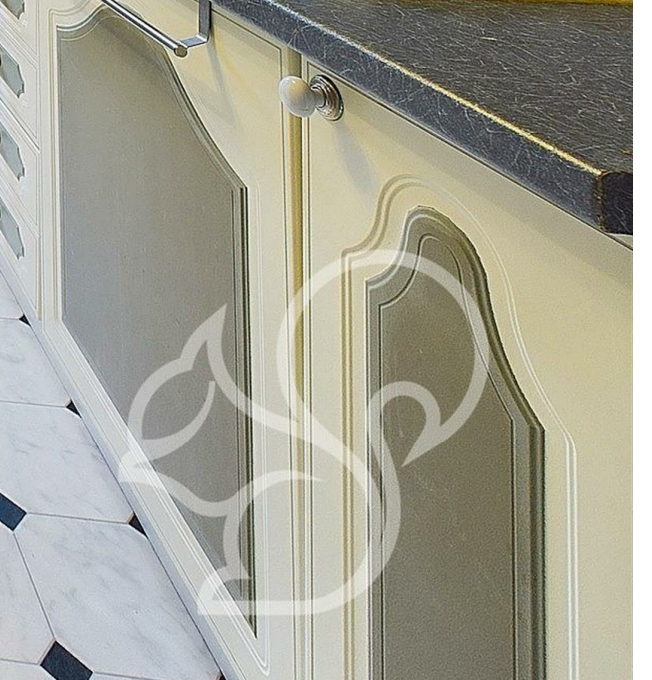
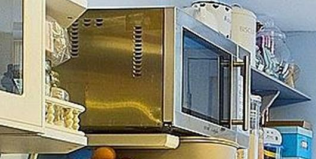
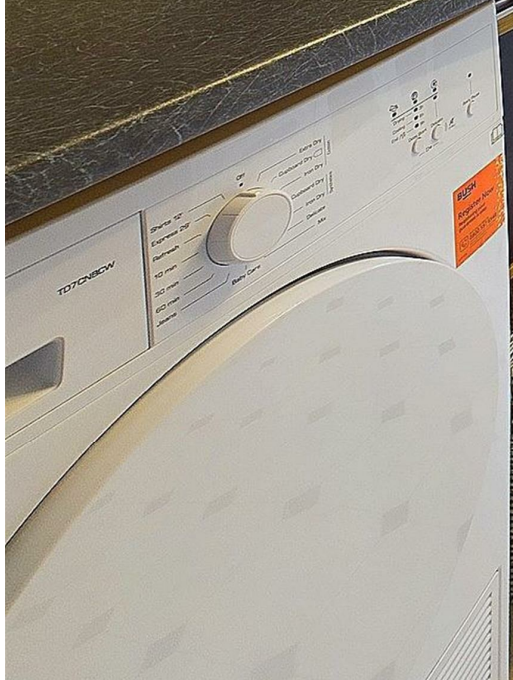
With its prime location, period features, and welcoming atmosphere, this beautiful character cottage in White Colne offers an opportunity to experience village living at its finest. Perfect for those seeking a blend of rustic charm and modern amenities.

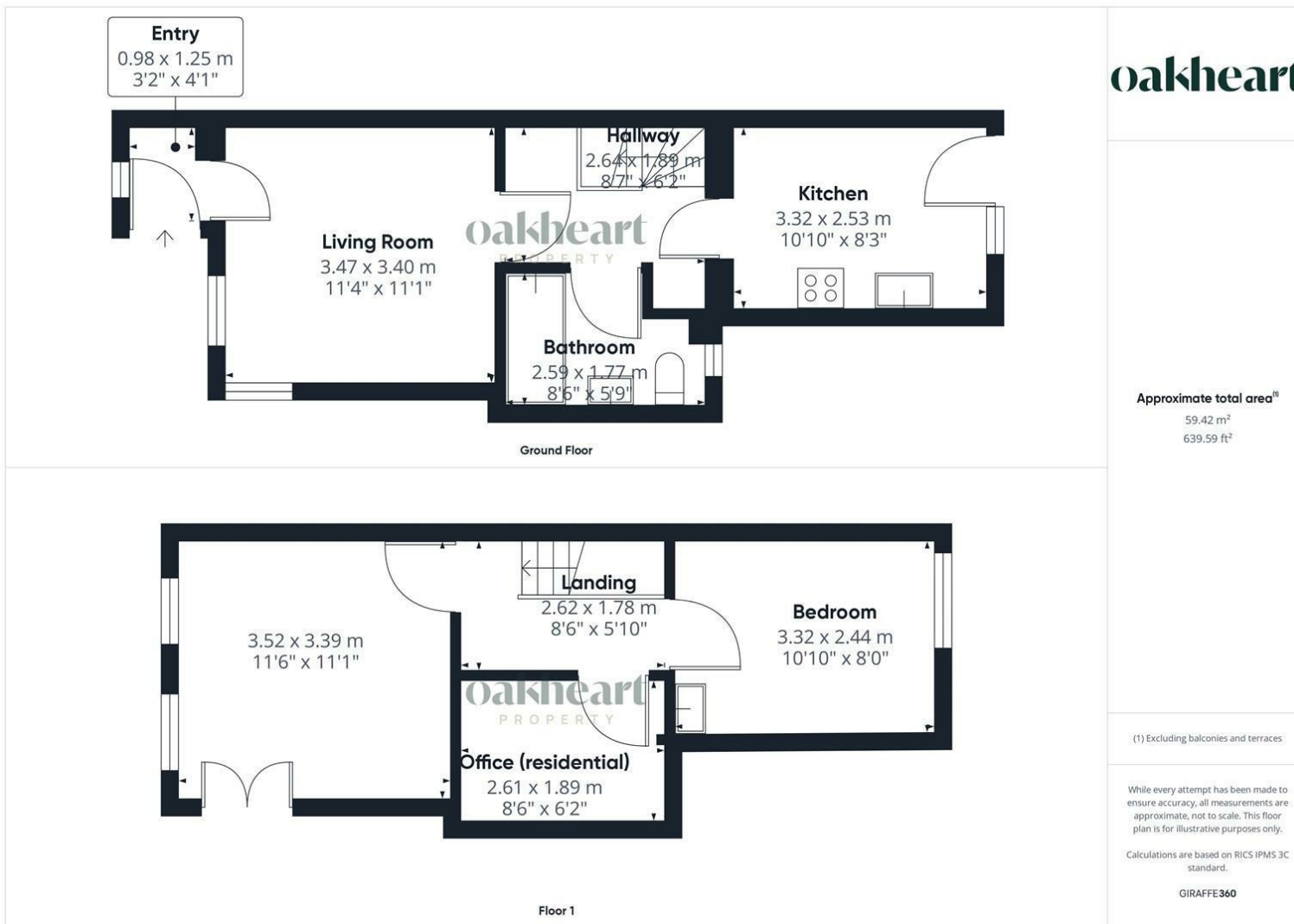
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Approximate total area[®]
59.42 m²
639.59 ft²

(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:
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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