

oakheart



£350,000

Offers In The Region Of  
Canterbury Road, Sudbury

Enjoying a private position on a popular residential street, just moments from Sudbury Town Centre, train station, and local amenities, this beautifully presented three-bedroom family home offers a perfect blend of comfort and convenience. With two reception areas, off-street parking, and a thoughtfully landscaped rear garden, this property is a must-see for families and professionals alike.

As you approach the property, you are welcomed by a neatly maintained frontage and driveway providing off-street parking for three cars. Step inside to a spacious and inviting entrance hall, ideal

for storing coats and shoes, with stairs rising to the first floor. The spacious living room at the front of the house provides a cozy setting for relaxation, flowing seamlessly into the dining area, which features French doors that open out to the rear garden. This creates an ideal space for both indoor dining and outdoor entertaining. Adjacent to the dining room is a well-appointed kitchen, offering ample storage and worktop space. The kitchen leads to a practical boot room and a convenient ground-floor WC, adding extra functionality to the home. Upstairs, the property comprises two generous double bedrooms and a single bedroom, ideal for children, guests, or use as a home office. Completing the first floor is a

traditional family bathroom, offering a bath, WC, and wash hand basin.

Externally this home enjoys a well landscaped rear garden that commences with a paved area that furthers to an expanse of lawn enclosed by raised beds housing a variety of plants and shrubs. To the rear of the garden is a timber shed allowing for external dry storage space.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>®</sup>  
92.47 m<sup>2</sup>  
995.34 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>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>86</b> |
| (69-80) <b>C</b>                                   | <b>66</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<br>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**