

oakheart



£300,000

Guide Price

Catesby Meadow, Sudbury



\*GUIDE PRICE £300,000 - £325,000\* Located within striking distance of Sudbury Town Centre is this well presented three bedroom semi-detached home. Offering spacious accommodation throughout with off street parking, a garage, and ensuite facilities to the principal bedroom, this home is not one to be missed!

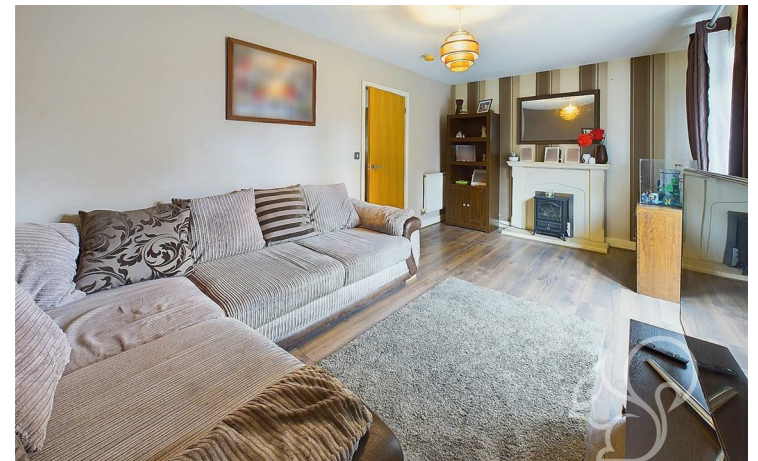
Entry is gained to a generous and welcoming entrance hall with stairs rising to the first floor. The kitchen/dining area spans the depth of the property featuring a range of wood-effect floor and wall mounted units

topped with white granite effect work surfaces, integral eye level oven, four ring electric hob, integrated fridge/freezer, an inset stainless steel sink and drainer unit with chrome mixer tap and french-style doors allowing easy access to the rear garden. The living room features an electric burner with french style doors opening to the rear garden. Concluding the ground floor is the cloakroom comprising of a low level WC and wash hand basin. To the first floor are three well sized bedrooms, of which the principal suite provides ensuite facilities fit with a low level WC, wash hand basin and shower cubicle. The family bathroom

offers a traditional finish comprising of a panel bath, low level WC and floating wash hand basin.

The rear garden is mainly laid to lawn, offering a great space for outdoor activities, with a patio area perfect for alfresco dining and relaxation. Additionally, the property includes a single garage and driveway parking to the side, providing ample off-road parking

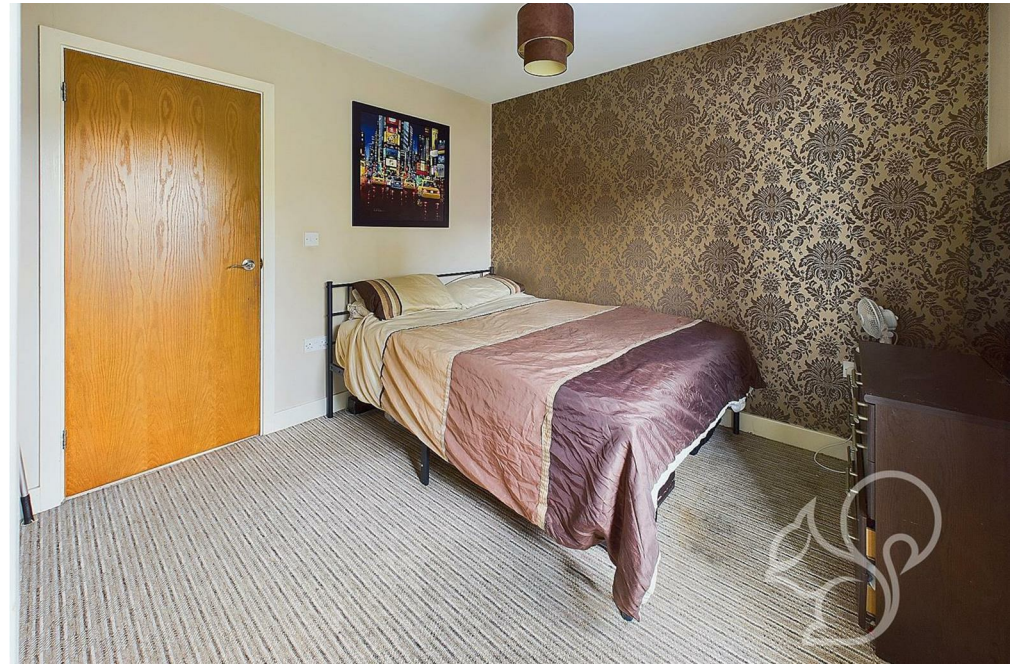
Call Oakheart today to arrange your viewing!











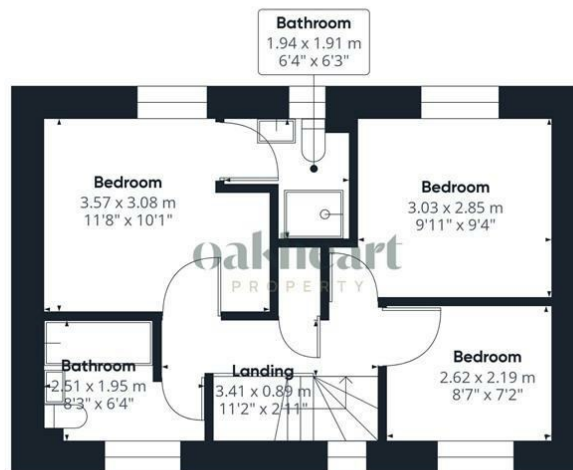








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>  
76.02 m<sup>2</sup>  
818.27 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                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>86</b>                                                                                                     |
| (69-80) <b>C</b>                            | <b>73</b> |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | 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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