

oakheart

£400,000

Offers In The Region Of  
Chelsea Court, Sudbury





Situated just a short walk from Sudbury town centre and train station, this spacious four-bedroom link-detached home offers the perfect combination of convenience, comfort, and modern living. With its well-designed layout and generous room sizes, this property is ideal for families, professionals, or those seeking a home with easy access to both local amenities and transport links.

Upon entering the home, you are welcomed into a bright and airy vestibule that furthers to an internal hallway, providing access to the various living spaces on the ground floor. The large living room is a standout feature of the property, boasting French doors that lead

into a delightful sun room, flooding the space with natural light. The kitchen provides a contemporary finish fit with a range of stylish gloss floor and wall mounted units fit with down lighting topped with stone effect work surfaces, an integral eye level oven, integral dishwasher, four ring induction hob, tiled splash backs and inset sink and drainer unit with chrome mixer tap. The kitchen flows into the formal dining room, providing a perfect setting for family meals or hosting dinner parties. For those who work from home, the separate study offers a quiet and private space for productivity, while the ground-floor WC adds convenience for guests. Upstairs, the property features four well-proportioned bedrooms. The

principal bedroom benefits from ensuite facilities and fitted wardrobe space. Two additional double bedrooms provide plenty of space for family members or guests, and the fourth bedroom, a generous single, could also serve as a nursery, or hobby room. Concluding the upstairs accommodation is the family bathroom, which offers a traditional design, complete with a bath and overhead shower.

The wrap around rear garden is generous in size commencing with a large paved area that furthers to an area of established plants and shrubs. To the front of the property is off street parking and access to the garage.







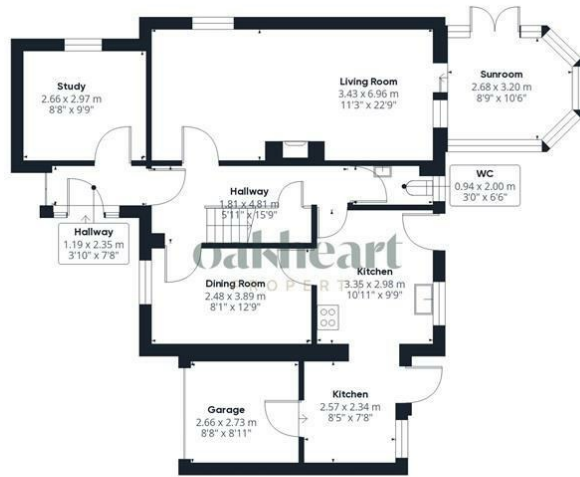




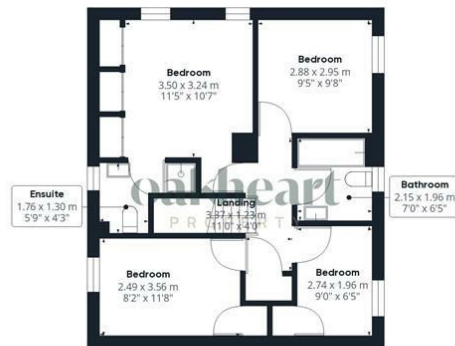








Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

137.11 m<sup>2</sup>  
1475.84 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:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 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**