

oakheart



£625,000

Offers In The Region Of
Newton Road, Sudbury

Situated just a short distance from Sudbury Town Centre and the train station, this charming and spacious Victorian home offers a blend of character and impressive proportions. The property features three double bedrooms, a substantial rear garden, off-street parking, and a double-width carport,

Upon approach this home sits behind a neatly block paved driveway allowing off street parking for several vehicles with the addition of a timber cart lodge complete with EV charger. Entry is gained to a spacious and welcoming entrance hall with stairs rising to the first floor. The kitchen features a range of sleek gloss grey cabinetry

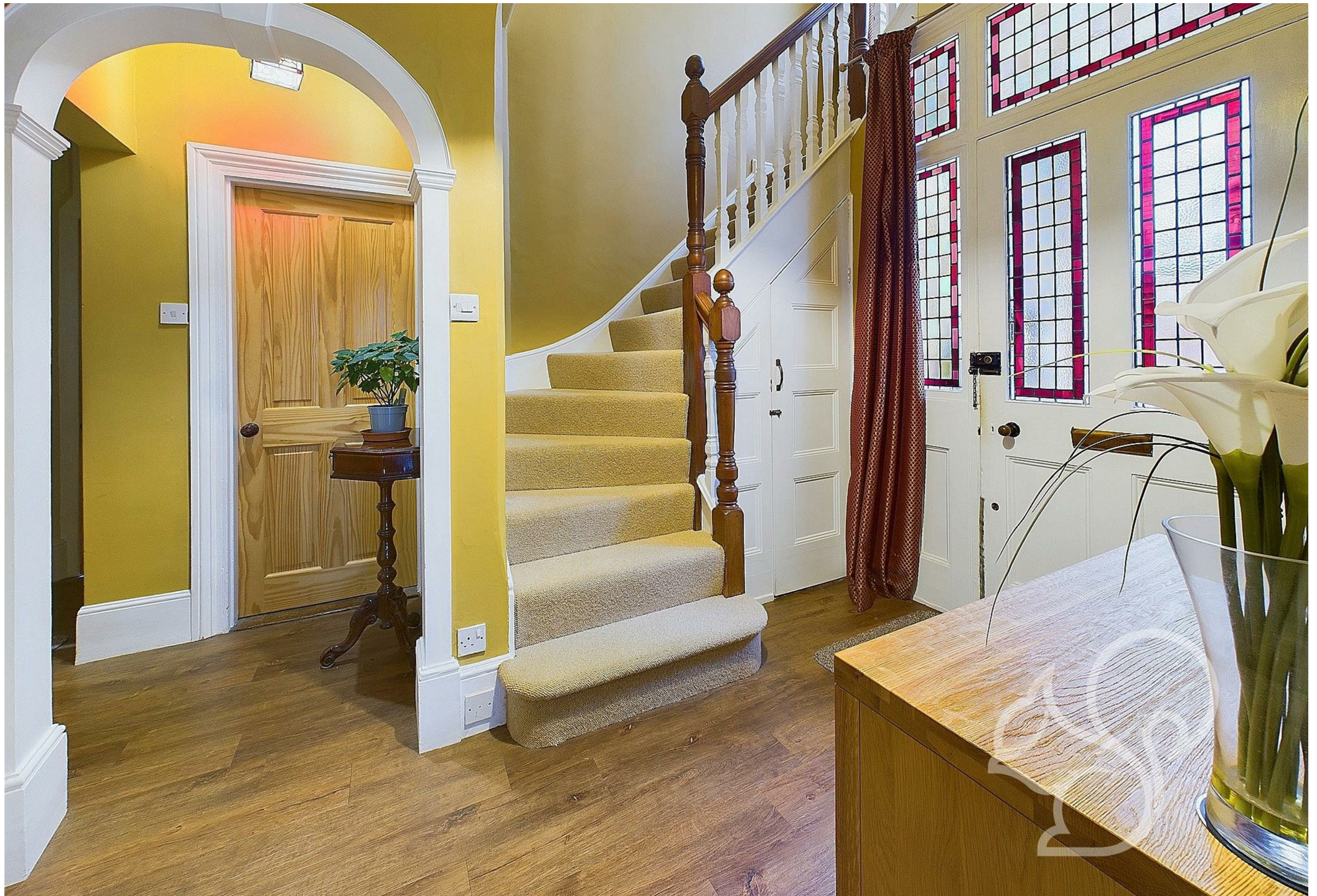
topped with white stone work surfaces, integral double oven with four ring induction hob and stainless steel extractor fan. Further to the kitchen is a separate utility area for added convenience. The ground floor features four versatile reception areas, of which the living room features an open fireplace, and the drawing room features a wood burning stove. To the rear of the property is the garden room featuring an impressive vaulted ceiling with two sets of bi-folding doors opening to the rear garden. Concluding the ground floor is the cloakroom allowing access to the cellar. To the first floor are three impressive double bedrooms, of which the principal and second bedrooms enjoy views over the garden and Folley. The

principal suite further offers bespoke integral wardrobe space. The family bathroom comprises of a panel bath, shower cubicle and wash hand basin.

The rear garden is generous in size commencing with a private hot tub area/seating terrace to the side of the property that furthers to an expanse of lawn enclosed by a variety of beautifully maintained and well established plants and shrubs. To the rear to the garden is a second seating terrace and a two storey Folley.

Call Oakheart today to arrange your viewing!









Approximate total area⁽¹⁾197.16 m² 2122.24 ft^2

Reduced headroom

0.88 m²9.45 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:

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.

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