

oakheart

£210,000

Offers In The Region Of  
Raleigh Close, Sudbury



A generously proportioned three-bedroom family home, discreetly positioned on the edge of Sudbury and enjoying greensward views to the front and rear. With three well-sized bedrooms, a spacious living area, and a garage en bloc, this property offers an excellent opportunity not to be missed!

Upon approach this home sits behind a neatly maintained, low maintenance front garden showcasing a variety of shrubs with concrete path leading to the front door. Entry is gained to an

internal entrance hall with stairs rising to the first floor. The kitchen is positioned to the front of the property offering a traditional finish fit with a range of timber effect floor and wall mounted units topped with green work surfaces, integrated oven with four ring gas hob, space for appliances and an inset sink and drainer unit. The lounge is located to the rear of the property enjoying generous accommodation space and sliding doors opening to the rear garden. To the first floor are three well sized bedrooms, of which the principal and second bedrooms allow

space for double beds. The family bathroom offers a panel bath tub and wash hand basin. Concluding the internal accommodation is the WC.

The rear garden offers a low maintenance setting mostly laid with shingle housing a variety of established shrubs backing onto greensward.

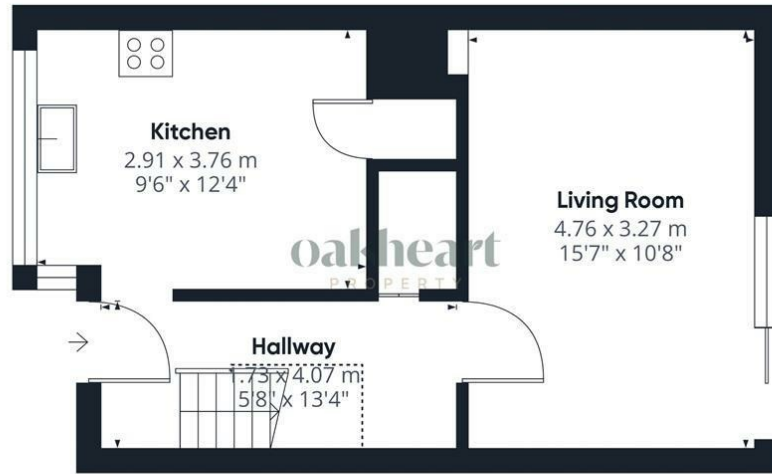
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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**Approximate total area<sup>1)</sup>**

72.93 m<sup>2</sup>  
785.01 ft<sup>2</sup>

**Reduced headroom**

1.33 m<sup>2</sup>  
14.34 ft<sup>2</sup>

(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:**  
A

**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.

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