

oakheart

£450,000

Price Guide
Links View, Newton



****GUIDE PRICE £450,000 - £500,000**** Offered to the market with NO ONWARD CHAIN, this impressive three-bedroom detached home occupies a generous corner plot in a quiet residential street within the charming Suffolk village of Newton. With versatile and spacious accommodation, off-street parking for multiple vehicles, and the added benefit of a detached workshop, this property is a rare opportunity not to be missed!

Upon entering, you are welcomed by a bright and airy entrance hall, with stairs rising to the first floor. The living room is generously proportioned, featuring a striking central fireplace with an electric

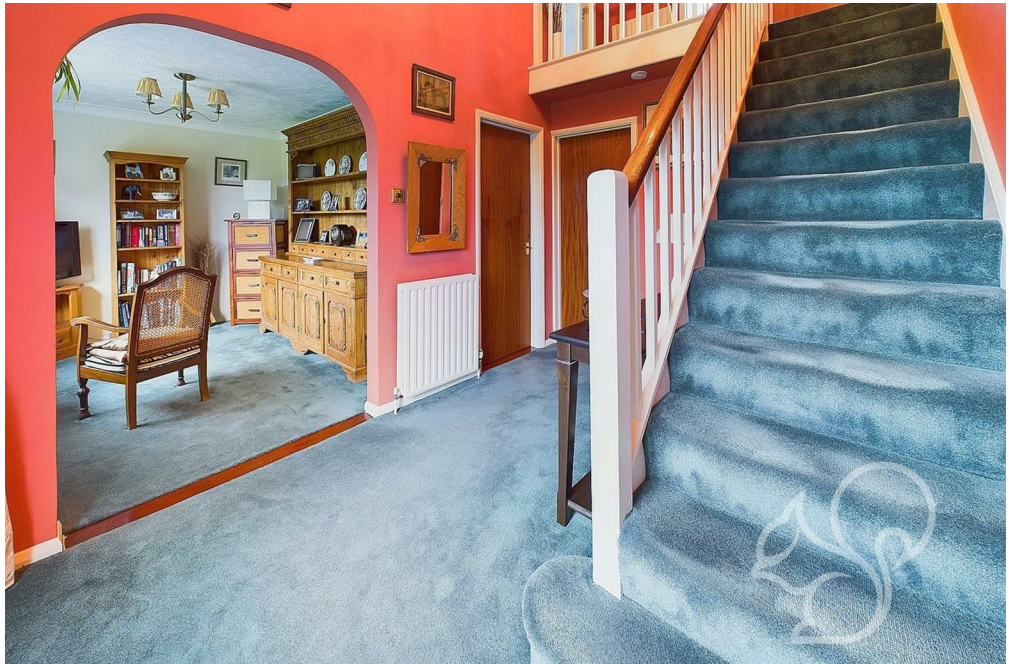
stove and elegant marble surround. At the rear of the living room, the sunroom offers stunning panoramic views of the rear garden, providing a perfect spot to relax. The kitchen boasts a traditional style, comprising a variety of wall and base units complemented by stone-effect work surfaces, an integral eye-level oven, and an inset sink with a drainer. Adjoining the kitchen, the utility room provides additional counter and storage space. The ground floor also benefits from two further reception rooms and a shower room complete with a sauna (not tested). Upstairs, the principal bedroom spans the full depth of the property, bathed in natural light through dual-aspect windows. The two additional bedrooms are well-sized, and the family

bathroom features a tiled finish, a panelled bath with a shower overhead, a low-level WC, and a vanity unit.

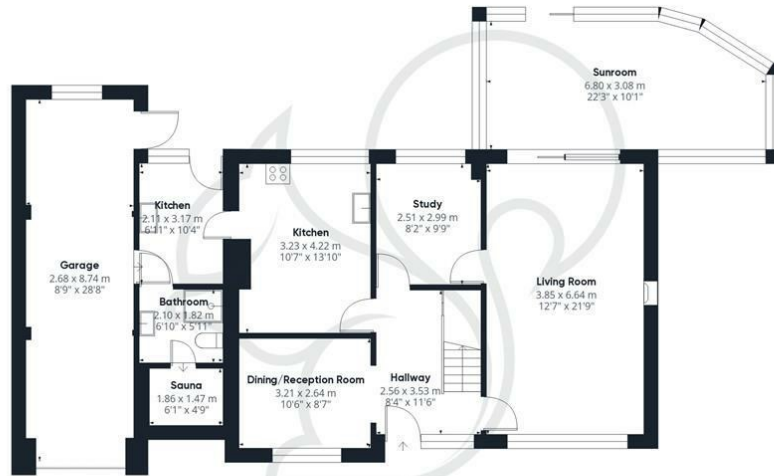
The rear garden is predominantly laid to lawn and bordered by mature hedges, shrubs, and trees, offering a sense of privacy. A paved terrace provides the ideal setting for alfresco dining or summer entertaining. Additionally, the property features a versatile brick-built workshop, perfect for a range of uses.



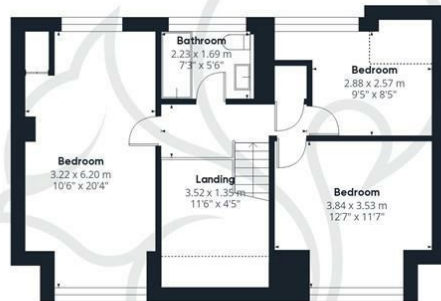








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area[®]

171.42 m²
1845.14 ft²

Reduced headroom

1.49 m²
16.02 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:
Babergh

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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