

oakheart



£400,000

Price Guide
Ballingdon Gardens, Sudbury



****GUIDE PRICE £400,000-£425,000**** A generously proportioned four double bedroom detached home located on the fringe of Sudbury. Offered to market with NO ONWARD CHAIN, this home enjoys generous internal accommodation space, off street parking and a garage.

Entry to this property is gained to a welcoming entrance hall laid with timber flooring and stairs rising to the first floor. The kitchen/breakfast room is laid with stone tiled flooring featuring a range of floor and wall mounted timer effect work surfaces topped with dark stone effect work surfaces, five ring gas hob, integral eye

level oven, stainless steel extractor fan and an inset sink and drainer unit with chrome mixer tap. Neighbouring the kitchen is a separate utility area with door to the garage. The living room is generous in size featuring a wood burning stove sat upon a stone heart. The dining room enjoys good natural light flow 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. On the first floor, a spacious landing leads to four well-proportioned bedrooms and the family bathroom. Bedrooms two and four are positioned at the rear of the property, while bedrooms one and three are located at the front. The impressive principal bedroom

features built-in wardrobes and a generously sized en-suite shower room with a front-facing window. The family bathroom is fitted with a panel-enclosed Jacuzzi bath with an electric shower overhead, a vanity unit with an integrated wash basin, and a W.C.

The rear garden is mostly laid to lawn enclosed by a variety of established shrubs and plants with secure gated side access. To the front of the property is a lawned area and off street parking for one vehicle, and potential for more.

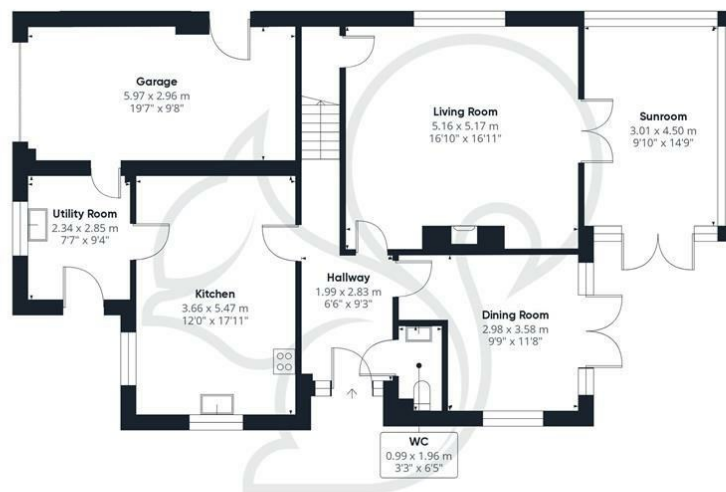
Call Oakheart today to arrange your viewing!



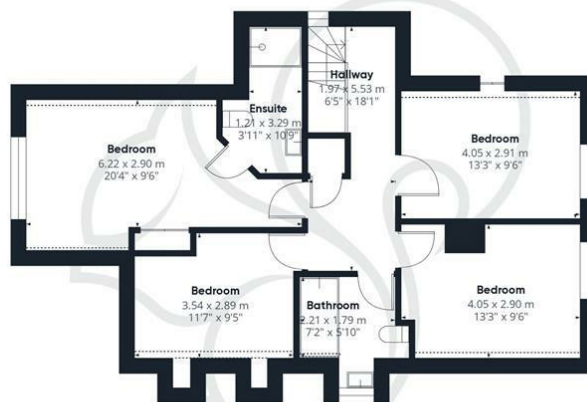








Ground Floor



Floor 1

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Approximate total area^m

178.37 m²
1919.96 ft²

Reduced headroom

2.29 m²
24.67 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(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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