

oakheart

£260,000

Offers In The Region Of
Pretty Way, Sudbury



An attractive two bedroom semi-detached home located on the widely sought after Maidenfields development on the fringe of Sudbury. Boasting two double bedrooms, off street parking and a ground floor WC, this home is not one to be missed!

Upon approach this home sits behind a neatly maintained frontage with paving slabs leading to the front door. Entry is gained to an internal entrance space with an integrated wardrobe/storage space to the right allowing space to store coats and shoes. The kitchen features a contemporary finish comprising of a range of sleek white floor and wall mounted units topped with dark stone effect counter

tops, integral lighting, integral oven, four ring gas hob, extractor fan with grey splash back, integrated fridge/freezer and in inset sink and drainer unit with chrome mixer tap. The kitchen furthers to an open planned living area allowing for generous internal accommodation space with french style doors opening to the rear garden. Upstairs, this home offers two impressively appointed double bedrooms, of which the principal suite features integral wardrobe and storage space. The family bathroom enjoys a partially tiled finish featuring a panel bath with shower over the tub, low level WC and wash hand basin.

The rear garden begins with a paved seating area, offering gated side access and a timber shed for external storage. This space extends to a neatly maintained lawn, leading to a decorative shingled section at the rear, adding versatility to the outdoor area.

Call Oakheart today to arrange your viewing!











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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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