

oakheart

£400,000

Guide Price

Beaconsfield Close, Sudbury

****GUIDE PRICE £400,000-£425,000**** Located within walking distance of Sudbury Town Centre and Train Station is this generously proportioned four bedroom family home. Offering four well sized bedrooms, two reception areas, off street parking and a garage, this property makes for the perfect family home!

As you enter, you are greeted by a bright and welcoming landing with access to the WC. The kitchen features a contemporary finish comprising of a range of white floor and wall mounted units topped with wood-effect work surfaces, integral oven with four ring electric hob, tiled splash backs and inset stainless steel sink and drainer

unit with chrome mixer tap. Neighbouring the kitchen is the dining room with sliding doors opening to an external seating area. Concluding the ground floor is the living room, this space enjoys good natural light flow from dual aspect windows featuring a gas stove sat within a marbled surround. Upstairs, there are four bedrooms, three of which allow ample space to accommodate double beds, whilst the fourth bedrooms serves as a small double room. The family bathroom features a fully tiled finish comprising of a panel bath with shower over the tub, a low level WC and wash hand basin.

The low-maintenance rear garden begins with a paved seating

terrace, elegantly sheltered by a charming pergola, providing an ideal space for outdoor relaxation. The remainder of the garden is neatly laid with paving slabs and bordered by mature, established shrubs, offering both privacy and greenery. To the front of the property, off-street parking is available alongside convenient access to the garage.

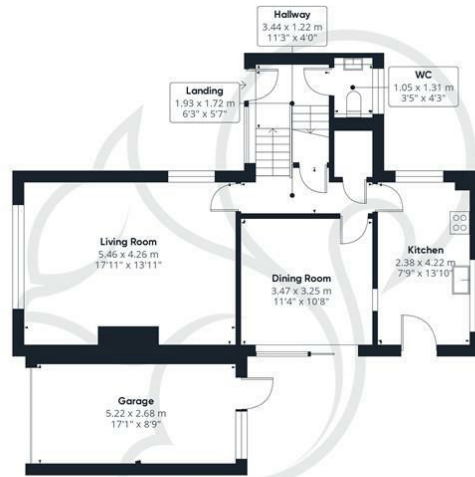
Call Oakheart today to arrange your viewing!



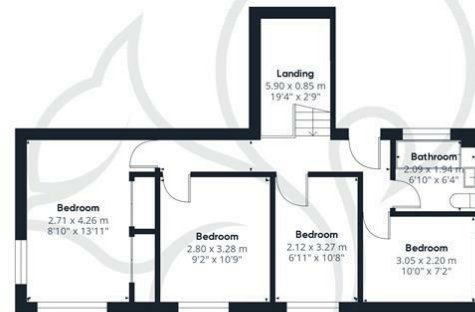








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

118.93 m²
1280.16 ft²

(1) Excluding balconies and terraces

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:
D

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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