

oakheart

£240,000

Offers In The Region Of
Richard Burn Way, Sudbury



Offered to market with NO ONWARD CHAIN is this immaculately presented two bedroom semi-detached home. Located a short distance from Sudbury town centre and an abundance of local amenities and schooling this modern home benefits from a well landscaped rear garden, spacious living accommodation and off street parking for two vehicles.

Entry to this home is gained to a welcoming internal entrance hall. The kitchen is located to the front of the property featuring a traditional finish comprising of a range of white floor and wall mounted units topped with stone effect work surfaces, tiled splash

backs, space for appliances, a stainless steel extractor fan and stainless steel sink and drainer unit complete with chrome mixer tap. The living room offers generous proportions with sliding doors opening to the rear garden and stairs rising to the first floor. To the first floor are two bedrooms, of which the principal suite allows ample space to accommodate a double bed, whilst the second bedrooms serves as a single room or home study space. Concluding the internal accommodation is the family bathroom, featuring a fully tiled finish, the bathroom comprises of a panel bath with shower over the tub, a low level WC and wash hand basin.

The larger than usual rear garden commences with a decked seating area that further to an expanse of lawn enclosed by various established shrubs. The garden also provides secure gated side access. To the front of the property is one allocated parking space followed by another rear.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area[®]

51.01 m²
549.08 ft²

Reduced headroom

1.32 m²
14.23 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:
B

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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