

oakheart



£375,000

Offers In The Region Of
Suffolk Road, Sudbury

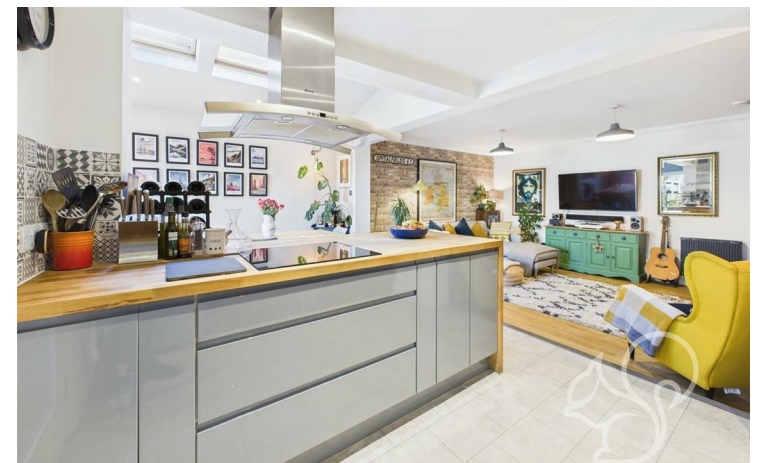
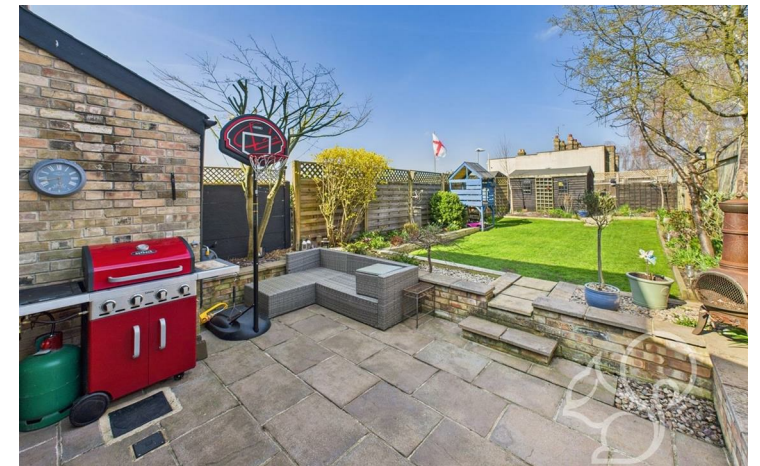
Situated on Suffolk Road in the charming town of Sudbury, this exquisite residence is a splendid example of period architecture, boasting an impeccable decorative finish that beautifully complements its historical character. The property features a deceptively large and particularly impressive extension at the rear to create a wonderful open plan kitchen that merges seamlessly with the dining area and a large snug/living area.

The main open plan space is the heart of the house, it creates a beautiful area that can be enjoyed by the whole family together with plenty of room to entertain extended guests! The kitchen is an

attractive modern finish that compliments the property with wooden work tops, a solid timber cooking island and dual ovens. The dining area runs parallel to the kitchen and is a feel good space that is enhanced by the vaulted ceiling, dual velux windows and the double doors that overlook the pretty back garden. Topping off the dining area is a modern corner set log burner with a stone hearth. The snug area that abuts the kitchen and dining area is a sizeable space that comfortably hosts a large L shape sofa. Completing the kitchen area is a handy utility room. At the front aspect of the house is a second reception room that is a cosy room that could suit various uses.

The property comprises four generous bedrooms, with the master bedroom featuring a beautiful ensuite. Additionally, the other rooms are serviced by a modern fitted bathroom.

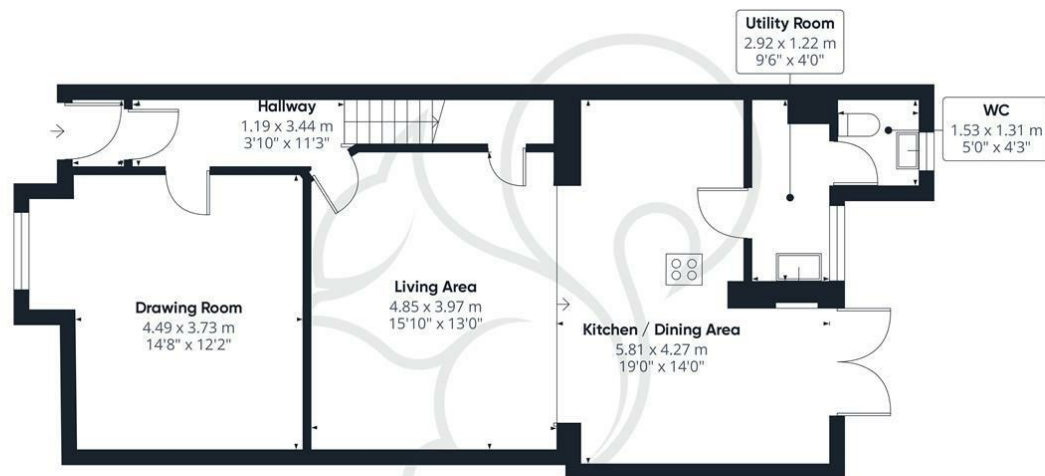
Situated in a popular Town Centre location, this home benefits from a small off-road parking space, a rare find in such a desirable area. At the rear aspect it enjoys a sunny garden that is largely laid to lawn with the added benefit of a sizeable patio dining area from the dining room, a timber built shed for extra storage and a secure fenced border.



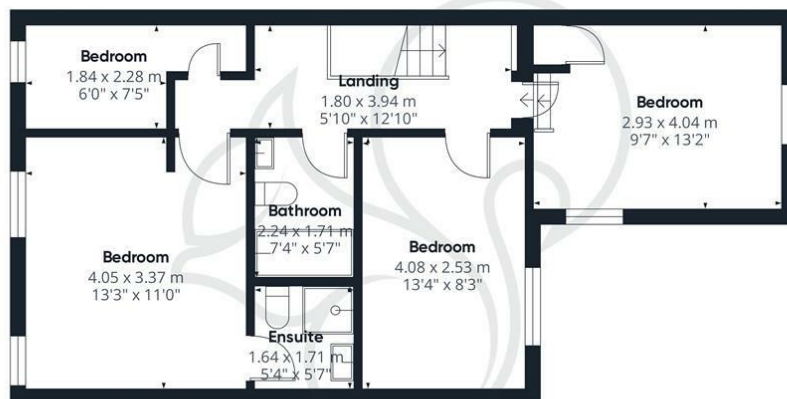








Ground Floor



Floor 1

oakheart

Approximate total area²⁰
125.76 m²
1353.67 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:
Babergh

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.

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

oakheart