

oakheart



£270,000

Offers Over
Cats Lane, Sudbury

This charming three-bedroom family home boasts a prime location with excellent access to the town centre, local schools, and amenities.

Offering an impressive 1,164 sq. ft. of living space, the property features a large rear garden and ample off-road parking.

Step inside to find a spacious entrance hall, a well-equipped kitchen wrapping round to an open-plan lounge/diner, and a

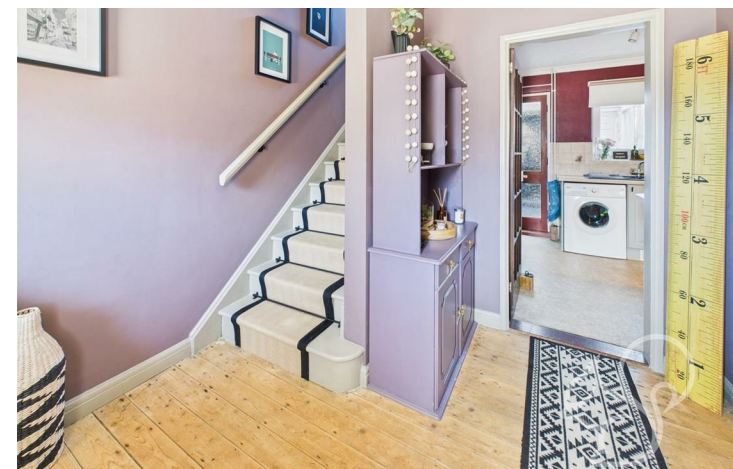
garden room, perfect for additional living space. The ground floor also benefits from a W.C., pantry, and multiple storage cupboards.

Upstairs, there are three generously sized double bedrooms and a stylish shower room.

Outside, the beautiful rear garden extends beyond 100 feet, offering plenty of space for relaxation or entertaining. A side

gate provides convenient access to the front, where there is off-street parking for at least two to three vehicles.

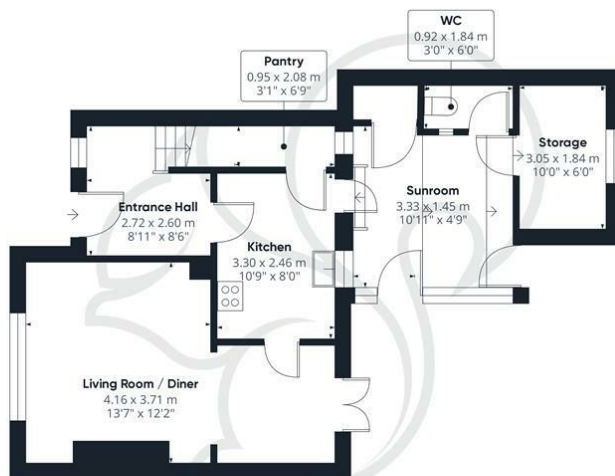
Located on the Essex/Suffolk border, Sudbury is a vibrant market town nestled in the heart of the Stour Valley. It benefits from a branch rail link to London Liverpool Street, making it ideal for commuters. The town offers a wide range of shops, three major supermarkets, and a local theatre, while nearby villages such as Lavenham and Long Melford attract visitors with their charming art galleries and craft shops.











Ground Floor



Floor 1

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Approximate total area⁽¹⁾
98.75 m²
1062.94 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:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(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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