

oakheart

£350,000

Guide Price
Queens Road, Sudbury

GUIDE PRICE**£350,000-£375,000** Situated on the ever-popular Queens Road in Sudbury, this extended three-bedroom semi-detached Victorian home beautifully blends period charm with practical living. Offering generous accommodation across two floors, this characterful property also benefits from the rare advantage of off-street parking for two vehicles.

Entry to the home can be gained via the main front door into the bay-fronted living room, which sits to the front of the property and enjoys plenty of natural light. From here, a small inner lobby provides access to the staircase and opens into the dining room—a great

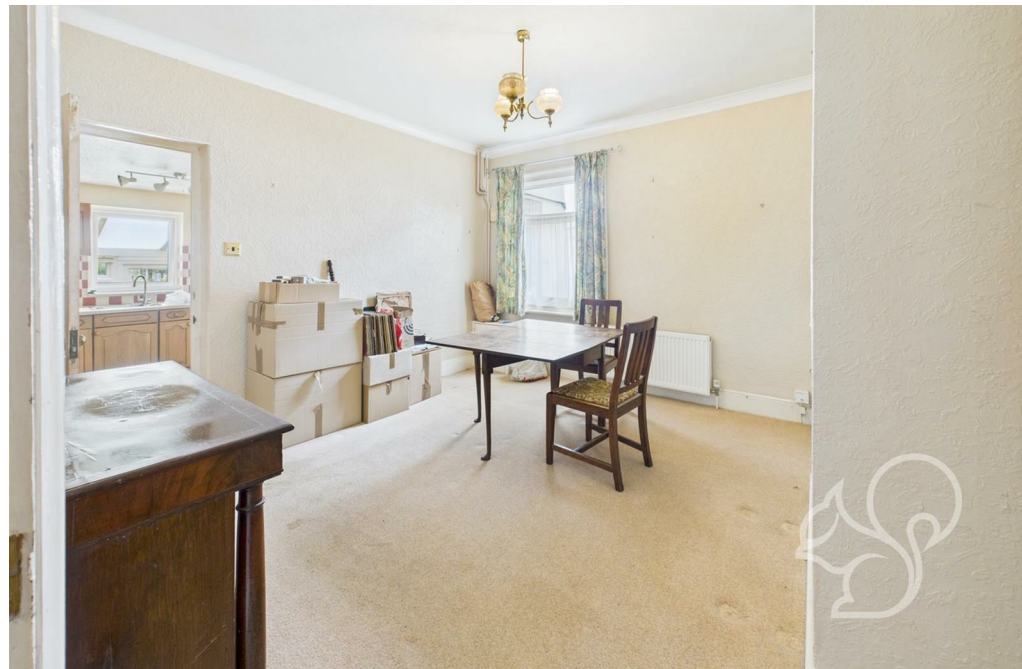
space for family meals or entertaining. The kitchen, located at the rear and spanning the full width of the property, is well laid out with ample worktop space and cabinetry, flowing seamlessly into a useful utility area with a second access point to the front of the property. To the rear, a bright and airy sun room offers a relaxing additional reception space and leads to a conveniently located ground floor WC. Upstairs, the property continues to impress with three well-proportioned double bedrooms and a generously sized bathroom. The bathroom is fully tiled and fitted with a modern suite, offering both style and comfort.

The rear garden offers a delightful blend of patio and lawn, providing the perfect space for outdoor entertaining and relaxation. A paved patio area immediately off the property is ideal for al fresco dining, while the remainder of the garden is mainly laid to lawn with well-established flower beds and a variety of mature shrubs and trees that create a sense of privacy and charm. Enclosed by fencing with a mix of greenery, the garden also includes a selection of potted plants, adding colour and character. There is rear access and plenty of potential for keen gardeners to make it their own.

Call Oakheart today to arrange your viewing!



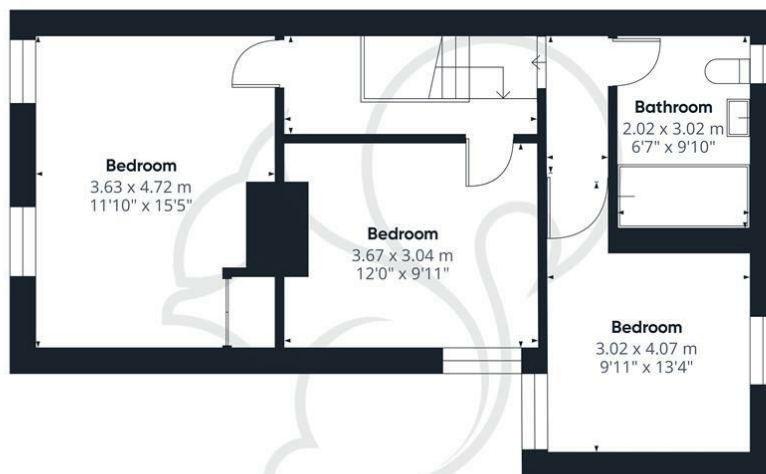








Ground Floor



Floor 1

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Approximate total area[®]
115.9 m²
1247.54 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 are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

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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