

oakheart

*Lilac
Cottage*

£500,000

Offers In The Region Of
The Green, Twinstead

**** GUIDE PRICE £500,000-£550,000**** Nestled in the sought-after village of Twinstead, this beautifully presented three-bedroom detached cottage effortlessly blends period charm with modern living. Boasting exposed timbers throughout and thoughtfully extended to the side, the property offers spacious and stylish accommodation with stunning views across open fields.

The ground floor begins with a generous entrance hall, offering access to a large utility cupboard and stairs rising to the first floor. The heart of the home is a spacious lounge/diner complemented by a separate snug, ideal for cosy evenings or additional entertaining

space. The kitchen, located within the rear extension, benefits from vaulted ceilings, integrated appliances, and bi-folding doors that open seamlessly onto the rear garden, filling the space with natural light. A modern shower room is also conveniently located off the kitchen. Upstairs, the property provides three well-proportioned bedrooms, all finished to a high standard. The family bathroom features a tiled finish and comprises a bathtub, separate shower cubicle, low-level WC, and wash hand basin.

The rear garden is a beautifully maintained and generously sized outdoor space, offering a perfect blend of lawn and patio areas ideal

for both relaxation and entertaining. A spacious paved terrace runs alongside the cottage, providing ample room for outdoor seating and dining, while the well-kept lawn is bordered by mature shrubs and trees that create a wonderful sense of privacy. To the front of the property is off street parking for several vehicles as well as a detached double car port.

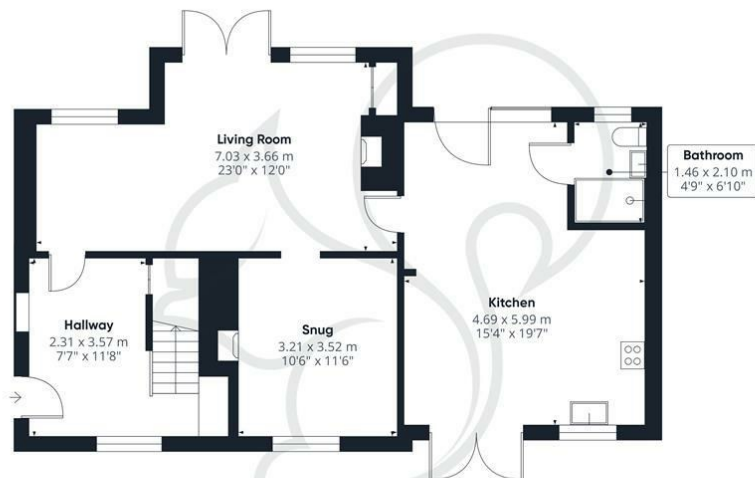
Call Oakheart today to arrange your viewing!



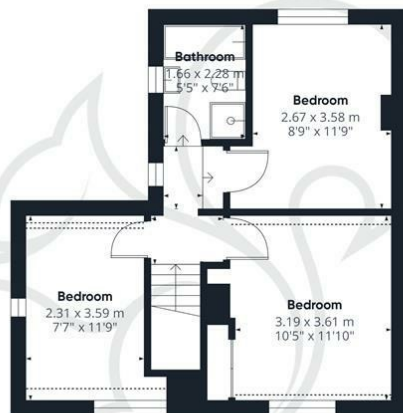








Ground Floor



Floor 1

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Approximate total area¹⁾

112.4 m²

1209 ft²

Reduced headroom

2.7 m²

29 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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

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