

oakheart



£400,000

Price Guide  
Spire Chase, Sudbury



GUIDE PRICE\*\*£400,000-£425,000\*\* Situated on a well-regarded modern development, this executive detached home offers spacious, versatile living with a high standard of finish throughout. Benefitting from four generous bedrooms, including two with en-suites, two reception areas, a study, a utility room, and a tandem-length garage, this beautifully maintained home is perfect for growing families or those seeking flexible living space.

The welcoming entrance hall sets the tone with engineered oak flooring that flows through the main living areas. To the front, a bright study provides the perfect work-from-home space. The generously proportioned lounge features French doors opening onto the rear garden and connects seamlessly to the dining room via an open archway—ideal for entertaining and family life.

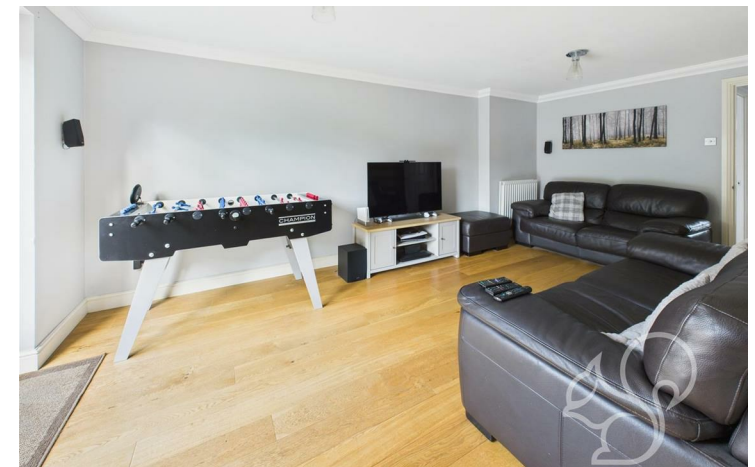
The well-appointed kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, and a breakfast bar, complemented by a separate utility room offering additional storage and garden access. A ground-floor cloakroom completes the downstairs accommodation.

Upstairs, the principal bedroom includes built-in storage and a stylish en-suite shower room. A second double bedroom also benefits from its own en-suite and wardrobes, while two further well-sized bedrooms and a modern family bathroom offer comfort and flexibility for the whole household.

Outside, the rear garden is a real highlight—generous in size and with multiple seating areas, lawn, mature planting, and a sense of privacy. To the front, a

driveway provides off-road parking and leads to a tandem-length garage with power, storage, and a rear access door to the garden.

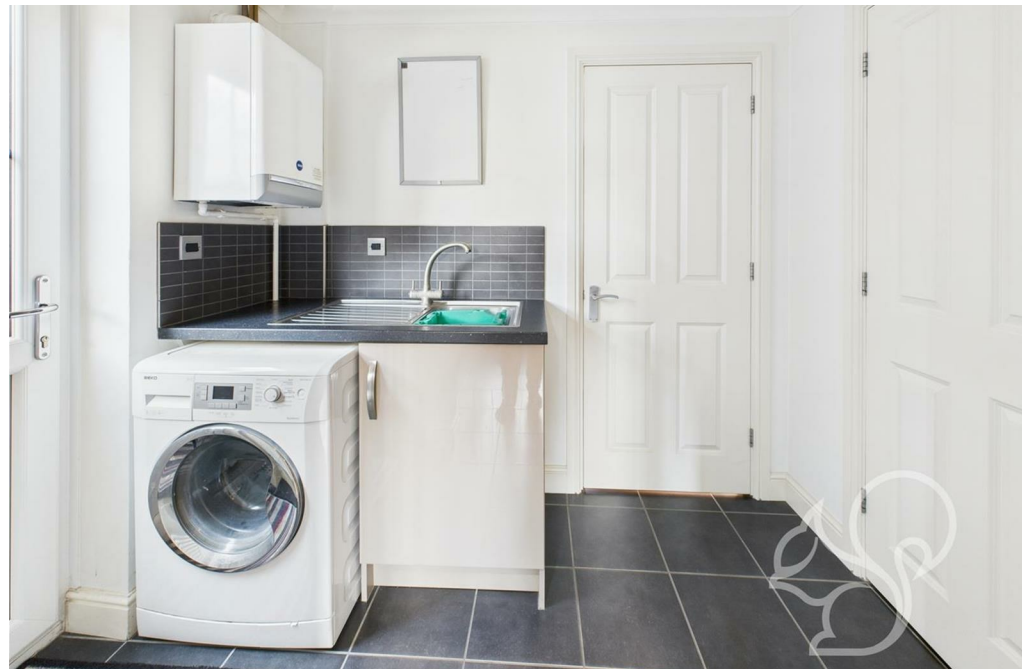
This superb home is ideally positioned close to local amenities, schools, and commuter routes—offering an exceptional lifestyle opportunity in a sought-after location.

















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**Local Authority:**  
Babergh

**Tenure:**  
Freehold

**Council Tax Band:**  
E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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