

oakheart



£350,000

Guide Price

Canterbury Road, Sudbury

GUIDE PRICE ** £350,000-£375,000**Nestled within the sought-after Chaucer Estate in Sudbury, this beautifully presented three-bedroom detached bungalow offers stylish, single-level living in a peaceful residential setting. Ideal for a variety of buyers, the property has been tastefully updated and is ready to move straight into.

At the heart of the home is a sleek, contemporary kitchen, thoughtfully designed with light grey wall and floor-mounted units, timber-effect work surfaces, and integrated appliances including an eye-level oven and four-ring ceramic hob. A stainless steel sink with

mixer tap sits beneath a garden-facing window, while a glazed door provides convenient access to the outside. The spacious living room is flooded with natural light thanks to its dual aspect windows, creating a warm and inviting space for relaxation and entertaining. The bungalow features two generously sized double bedrooms and a third bedroom, allowing space to accommodate a small double bed, which would also make an ideal study or guest room. A modern, fully tiled shower room completes the accommodation, boasting a double-width shower cubicle, low-level WC, and wash hand basin.

The rear garden offers a low-maintenance yet versatile outdoor

space, perfect for relaxing or entertaining. A paved patio area provides an ideal spot for al fresco dining, while a neat lawn adds a touch of greenery. A raised block-paved terrace offers additional seating or potential for further landscaping, all enclosed by a secure wooden fence for privacy.

To the front of the property is a block paved driveway and single garage, allowing for ample parking space.

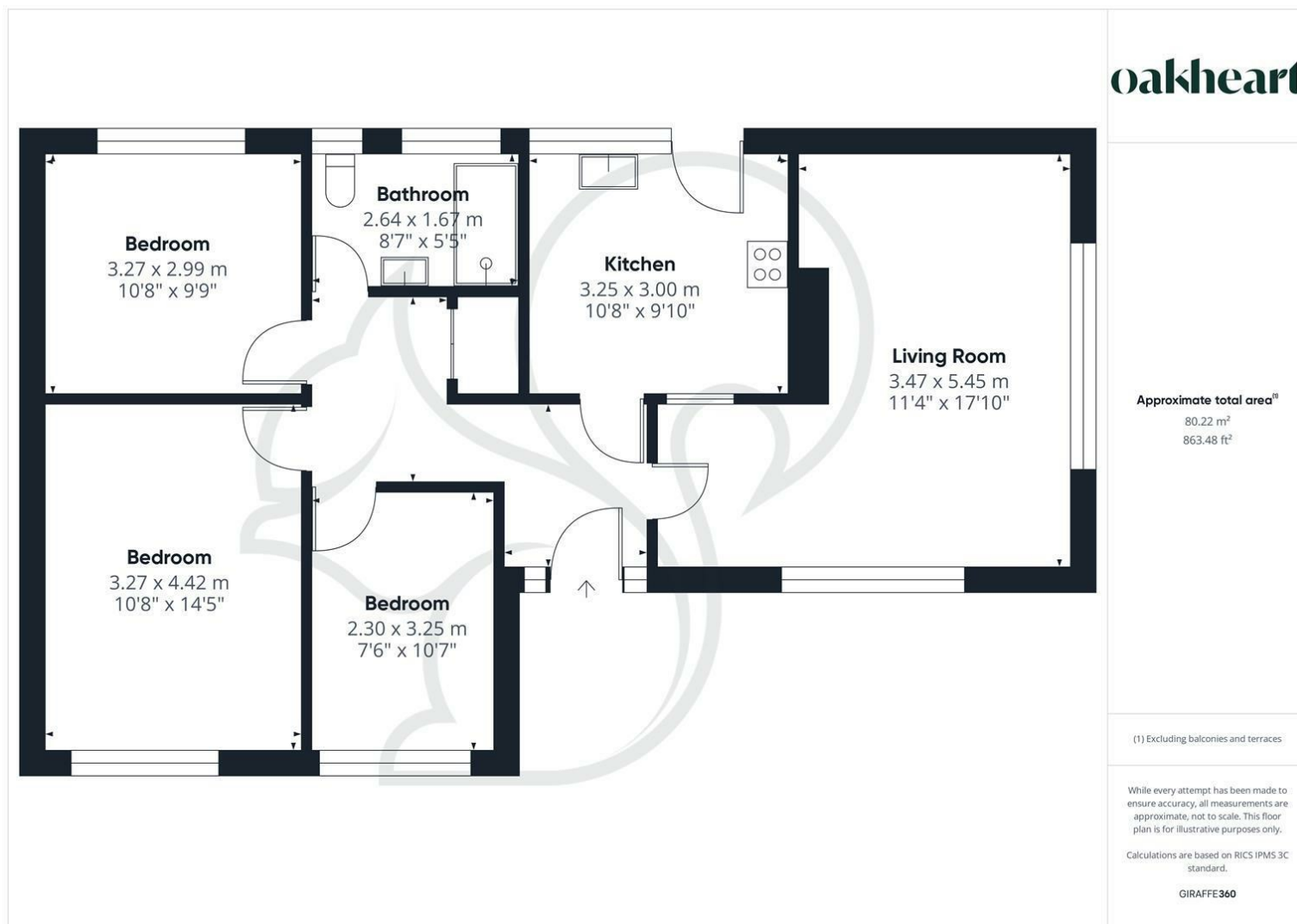
Call Oakheart today to arrange your viewing!












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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.

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