

oakheart



£300,000

Offers In The Region Of
Alder Way, Sudbury



This beautifully presented semi-detached home, built in 2017, is situated in a modern and well-maintained estate just a short walk from Sudbury town centre. Offering contemporary living in a peaceful residential setting, the property features a stylish interior and a thoughtfully landscaped garden, making it an ideal choice for those seeking comfort and convenience.

The house sits on Alder Way, with easy access to green spaces and local walking paths. The estate is professionally managed, ensuring a clean and pleasant environment. The home itself is constructed with attractive yellow brick and includes a bloc-paved driveway providing

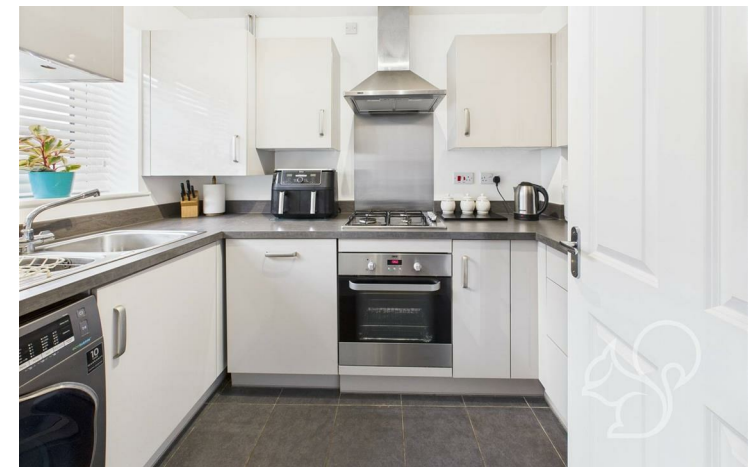
off-road parking. The rear garden is a standout feature, with a well-kept lawn, a raised flowerbed, and a decked seating area under a timber pergola, perfect for entertaining. Additional garden features include a powered shed, an outdoor tap, and a plug socket.

Inside, the property creates a bright and airy atmosphere throughout. The open-plan lounge and dining area at the rear of the home is spacious and welcoming, with room for both a comfortable seating arrangement and a dining set. There is also a convenient under-stairs storage cupboard. The kitchen is fitted with contemporary units, and the ground floor includes a cloakroom with

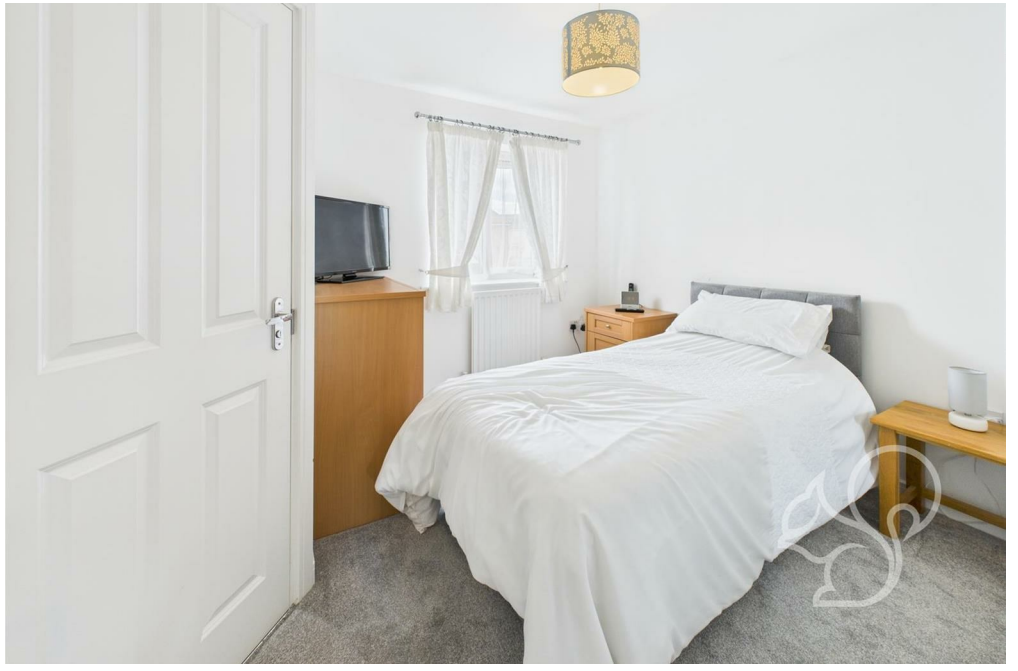
a concealed-cistern WC for added convenience.

Upstairs, the master bedroom is located at the front of the property and benefits from built in wardrobes, and a generous en-suite shower room finished with stylish tiling. The second double bedroom, benefitting from mirrored built in wardrobes, is serviced by a modern family bathroom.

This freehold property offers a superb blend of modern living, outdoor space, and a convenient location close to town amenities.



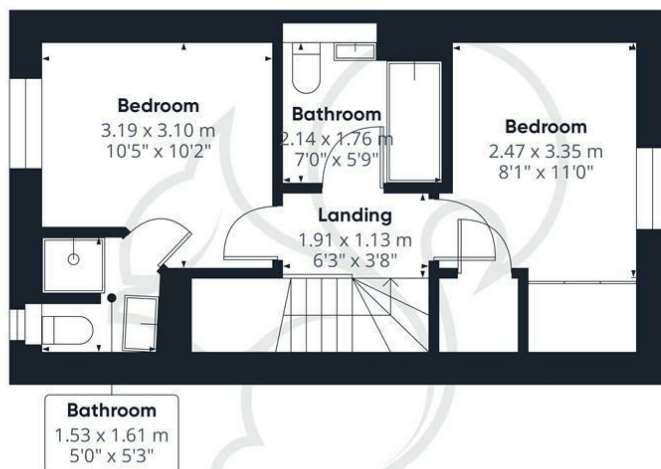








Ground Floor



Floor 1

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Approximate total area^m
61.8 m²
665 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:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(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.

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

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