

oakheart



£700,000

Offers In The Region Of  
Friars Street, Sudbury



A charming and characterful three bedroom detached family home conveniently located within striking distance of Sudbury town centre, train station and picturesque water meadows. This home features high end fixtures and fittings throughout boasting three double bedrooms, four reception areas, off street parking and a car port.

Upon entering, you are greeted by a welcoming vestibule allowing space to store shoes and hand coats. The vestibule furthers to a large open-plan kitchen and dining room that serves as the heart of the home. The kitchen features ample counter space and modern

appliances with a central island taking centre stage. Adjacent to the kitchen is a bright and airy sun room, offering a peaceful spot to relax with doors opening to the garden. The seamless connection between these spaces creates an inviting environment for both everyday living and social gatherings. In addition to the kitchen/dining area, the ground floor includes a spacious lounge, ideal for family relaxation, and a separate drawing room, which provides a more formal setting or a cozy retreat. A convenient ground floor WC completes the downstairs layout, adding further practicality. Upstairs, you'll find three generously sized double bedrooms, each offering comfort and plenty of space. The principal

bedroom boasts the luxury of an ensuite bathroom comprising of a shower cubicle, low level WC and wash hand basin. The remaining two bedrooms are well-appointed and share access to the modern family bathroom, featuring a bath, separate shower unit, low level WC and wash hand basin.

Externally this home enjoys a peaceful garden featuring a paved seating terrace that furthers to an area of lawn enclosed by a variety of established plants and shrubs. Upon entry is a gated driveway and a convenient car port.

Call Oakheart today to arrange your viewing!



















Local Authority:

Tenure:  
Freehold

Council Tax Band:  
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.