

oakheart



£385,000

Offers Over
Waldingfield Road, Sudbury

Discover practical living in this four-bedroom family home, ideally situated just a stone's throw from the vibrant Sudbury Town Centre. This energy-efficient property offers an open-plan design, spacious bedrooms—including a luxurious master suite—and the convenience of off-road parking.

As you step inside, you're greeted by a welcoming hallway and a convenient downstairs cloakroom. To your left, you'll find the living room, enhanced by an expansive window that bathes the space in natural light.

Transitioning to the kitchen/family area, you'll find a light and airy space featuring underfloor heating, quartz work surfaces with white cabinetry, while the centrepiece is an island has an inset hob and extractor unit. Additional

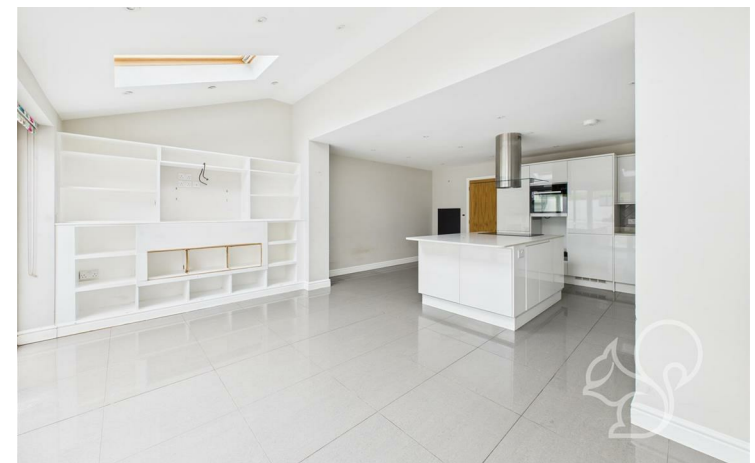
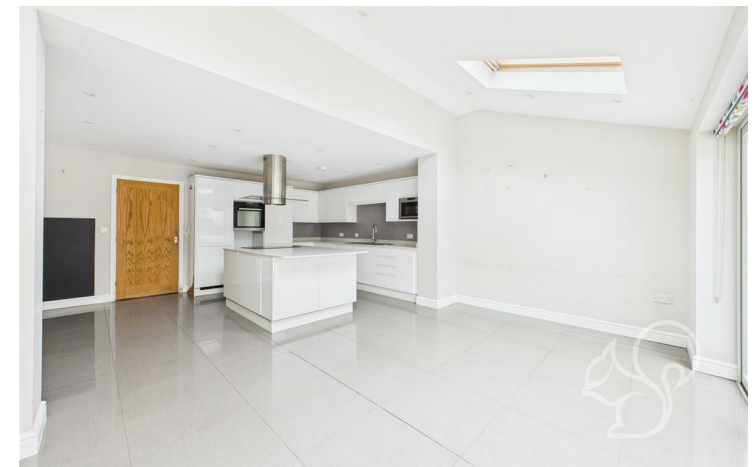
highlights include an eye-level oven and a full-height fridge/freezer, all seamlessly integrated. Bi-folding doors open up to the rear garden, creating a harmonious flow between indoor and outdoor living, with Velux windows allowing sunlight to pour in.

Venture upstairs to discover three well-appointed bedrooms and a stylish family bathroom. The second bedroom overlooks the front aspect, while bedrooms three and four offer views of the rear garden. The family bathroom features grey tiling, a panelled bathtub with twin shower over, a hand wash basin, and a low-level WC. Ascend to the second floor, where you'll find the master bedroom. This spacious room is adorned with ample built-in wardrobes and Velux windows, flooding the space with light. A private en-suite adds an

extra touch of convenience.

Outside, the patio extends from the Kitchen/Dining Room, creating an ideal space for entertaining. A gentle ascent leads you to the second tier of the garden with additional seating areas, styled in patio stone. The remaining garden is laid to lawn.

Completing this home is off-street parking, conveniently located on a block-paved driveway at the front of the property.











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Approximate total area[®]

116.53 m²
1254.33 ft²

Reduced headroom

2.55 m²
27.49 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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:
D

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 85 | |
| (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.

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