

oakheart

£300,000

Offers In The Region Of
Stanley Road, Sudbury



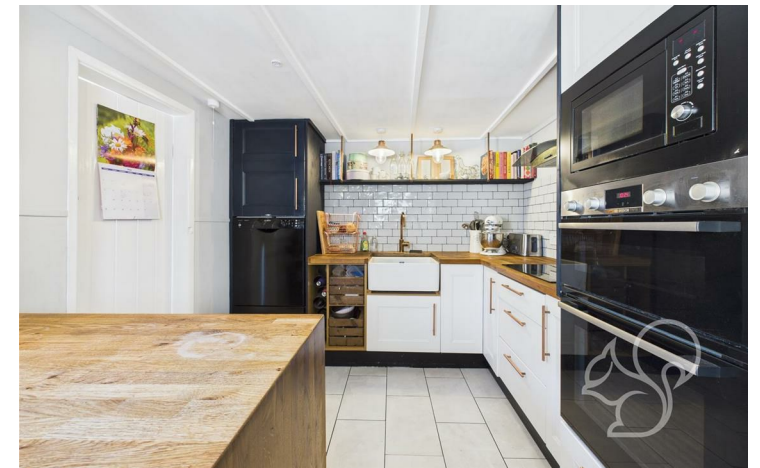
Nestled just a short stroll from Sudbury town centre, this charming bay-fronted three-bedroom Victorian terrace blends period character with modern convenience.

To the front, the property offers a practical shingle driveway providing off-road parking. Entry is gained via an internal entrance hall, setting the tone with a welcoming feel that continues throughout the home. The bay-fronted living room is positioned at the front of the property and exudes character, featuring a wood-burning stove set within an exposed brick surround and hearth—perfect for cosy evenings. Flowing seamlessly from the living area is a

well-proportioned dining room, ideal for entertaining, with stairs rising to the first floor. To the rear sits the traditionally styled kitchen, boasting sleek white base-mounted cabinets, rich timber work surfaces, a butler-style sink with mixer tap, tiled splash backs, integral eye-level oven and a four-ring electric hob. A separate utility area offers additional storage and practicality. Upstairs, the property continues to impress with three double bedrooms, offering flexible accommodation for families or professionals. The family bathroom is tastefully appointed, featuring a panelled bath, low-level WC, and wash hand basin.

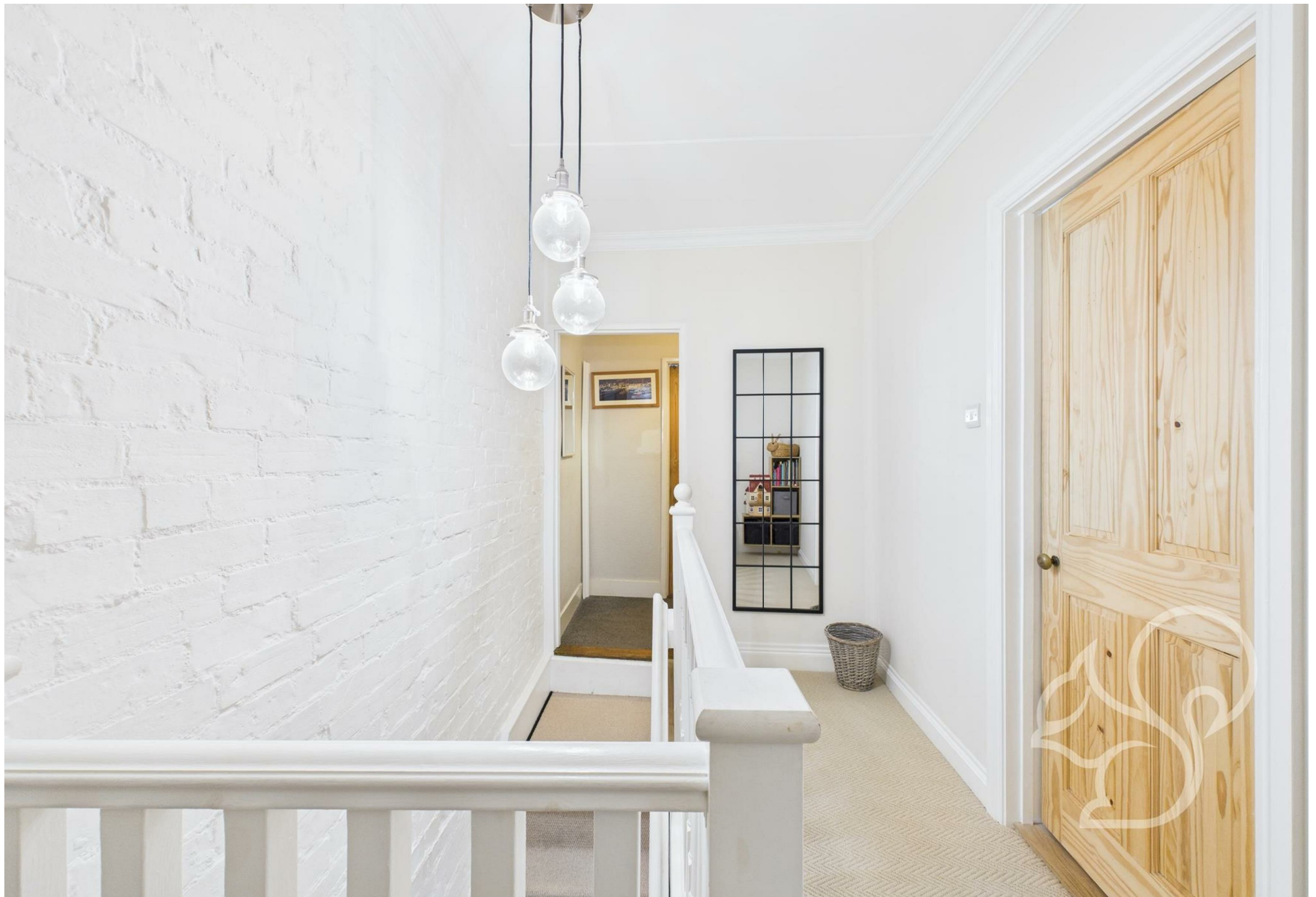
The rear garden is a private and versatile space, split into two distinct areas. The first section features a paved patio with vibrant flower beds and space for seating, leading to a small lawn. The second area offers a decked dining space under a canopy, with a bark-covered play zone and garden storage—ideal for both entertaining and family life.

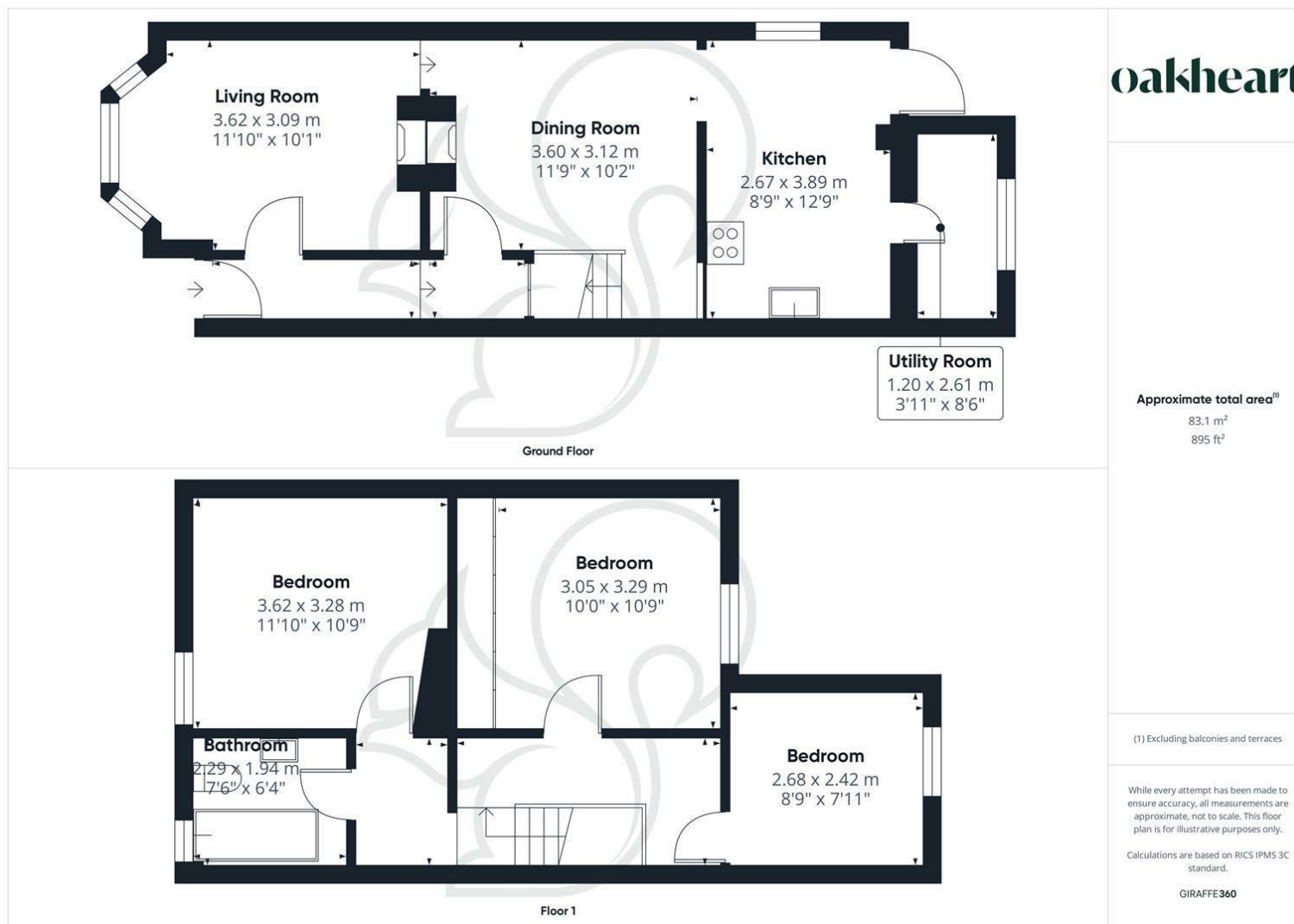
Call Oakheart today to arrange your viewing!












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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
C

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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