

oakheart



£600,000

Price Guide

Springfield Road, Sudbury





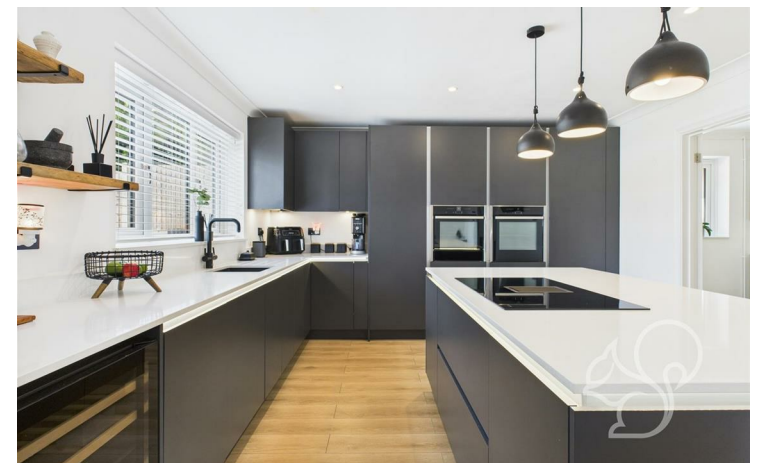
**\*£600,000 - £650,000\*** Situated in a sought-after residential location, High Ridge is a beautifully renovated four-bedroom detached home that perfectly balances contemporary design with family-friendly living. This impressive property offers generous internal accommodation, quality finishes throughout, and a thoughtfully landscaped garden – all offered in turnkey condition.

Upon entry, you're welcomed into a spacious hallway laid with wood-effect vinyl flooring. From here, you enter the stunning 31ft dual-aspect lounge that spans the full length of the property. The space features a bespoke media wall and integrated wood burner, creating a warm and inviting

ambience. A recent extension to the rear, filled with natural light via two electronically controlled Velux windows, further enhances the living space. The sleek open-plan kitchen/diner boasts an extensive range of soft-close grey wall and base units with under-cabinet and worktop feature lighting. A central island houses a Smeg venting induction hob, offering both style and functionality. Top-of-the-range integrated appliances include Full-height Smeg fridge, Full-height Smeg freezer, two NEFF Slide and Hide self-cleaning ovens, Wine cooler and a 4-in-1 Insinkerator tap (providing hot, cold, filtered, and boiling water). A matching utility room offers additional worktop and appliance space, including plumbing for a washer and dryer, as well as access to the downstairs WC and the rear garden. Upstairs, the

galleried landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted sliding wardrobes, air conditioning, and a well-designed en suite. The luxurious family bathroom exudes a spa-like atmosphere and comprises a panelled bath, walk-in rainfall shower, vanity unit with freestanding sink, and a wall-hung WC.

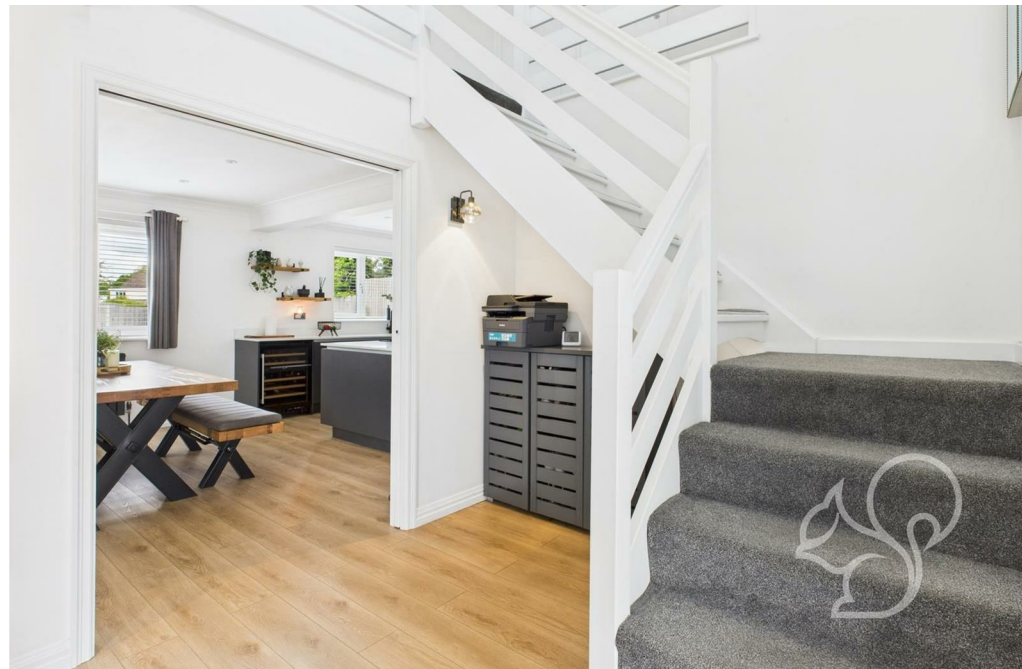
The well landscaped rear garden is thoughtfully arranged into two main sections: a raised patio area, and a lawned area providing functional outdoor living space.

















Local Authority:

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

|   | Current | Potential                  |
|---|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
|   | 75      | 85                         |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>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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