

oakheart

£350,000

Offers In The Region Of  
Waldingfield Road, Sudbury



A beautifully presented three bedroom townhouse positioned on the outskirts of Sudbury, offering convenient access to local amenities, well-proportioned accommodation across three floors, private gardens, and off-street parking.

This attractive home offers gas central heating and thoughtfully arranged living space, beginning with an inviting entrance hall with stairs rising to the upper floors. At the front of the property, the bay fronted kitchen/diner features a range of wall and base units complemented by tiled splashbacks and dark work surfaces, integrated oven with four ring electric hob, integrated fridge

freezer, dish washer, space for washing machine and a stainless steel sink and drainer unit with chrome mixer tap. To the rear of the home, the spacious living area benefits from two sets of French doors that open onto the garden, creating a bright and sociable space. Concluding the ground floor is the WC featuring a low level WC and wash hand basin. On the first floor, the landing provides access to two bedrooms and the family bathroom. Bedroom two, positioned at the front, includes built-in wardrobes and an en-suite shower room. Bedroom three overlooks the rear garden. The family bathroom features a three-piece suite with a shower over the bath, WC, and wash hand basin. The second floor is dedicated to the

generous principal bedroom, which benefits from an elevated outlook over the garden and useful eaves storage.

The rear garden is mainly laid to lawn, fully enclosed with timber fencing with a serene tree lined backdrop for added privacy. It includes a patio area for outdoor dining, a timber shed, and space for children's play equipment.

Call Oakheart today to arrange your viewing!

















Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

### 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		
<b>England &amp; Wales</b>	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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