

oakheart

£220,000

Offers In The Region Of
Church Road, Wickham St. Paul

Oakheart are pleased to offer for sale with no onward chain this well appointed single level residence in the highly sought after rural Village of Wickham St Paul. It benefits a large frontage set back from the road, enjoys views over fields at the front and a well appointed back garden!

Wickham St Paul is an attractive and peaceful Village on the outskirts of Halstead and Sudbury with a pleasant community, rural walks on the doorstep and a local Pub. This particular home is sat back from the road behind an elevated and lengthy driveway that could park multiple vehicles in tandem. A side gate opens to reveal an equally

well sized back garden which is fenced at the border backing onto established hedging. The garden is largely laid to lawn with a large tree, greenhouse, coal store and workshop.

Internally the accommodation is efficient and manageable with double glazed windows and oil fired central heating. The kitchen is situated at the rear aspect with plenty of worktop space and storage to both eye and low levels. Adjoining the kitchen is the front aspect lounge that enjoys views towards the fields at the front. It centres around a feature fireplace and has traditional picture rails and decorative styling.

Both bedrooms one and two are parallel to the lounge and kitchen accessible via the entrance hall. Both have carpeted flooring and double glazed windows. The main bathroom for the property is a converted wet room to suit accessible requirements, this comprises; wet room floor and recessed drain, a low level WC, low level wash hand basin, tiled walls, and an electric shower with a wall fitted shower seat.

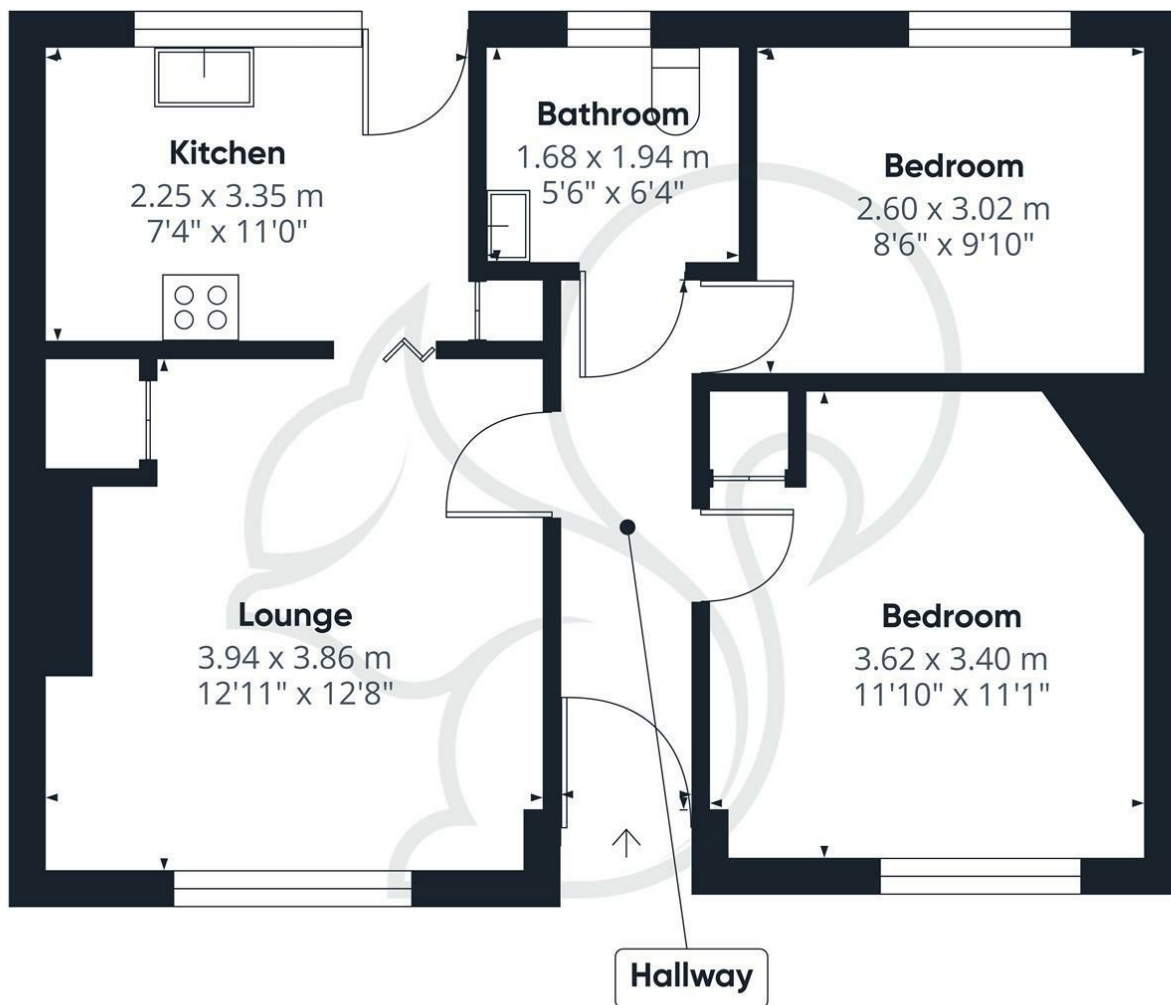
There may be scope for the conversion of the loft or a single storey extension to the rear to introduce more well appointed accommodation subject to the relevant planning consents.











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Approximate total area⁽¹⁾

50 m²
538 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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