

oakheart

£280,000

Price Guide

Moat Road, Birdbrook



\*Guide Price £280,000 - £300,000\* Located in the heart of the ever-popular village of Birdbrook, this charming three-bedroom terraced home offers a wonderful balance of countryside living and modern convenience. Set back from the road, the property enjoys a generous frontage with a driveway offering off-road parking, and further potential to extend the parking area by converting the front garden if desired.

The cosy living room features a log burner, perfect for relaxing evenings, while the recently fitted kitchen (installed just a year ago) brings a modern touch, complete with integrated appliances and

stylish finishes. A separate utility area and a well-appointed family bathroom complete the ground floor. Upstairs, there are three well-proportioned bedrooms, all of which enjoy far-reaching countryside views, offering a real sense of peace and space. The standout feature of this property is the large rear garden—wide, long, and backing directly onto open fields—making it a fantastic space for families, entertaining, or simply enjoying the view. There is also excellent potential to extend at the rear, as many neighbouring homes have done, allowing the opportunity to create a fourth bedroom or larger living space, subject to the necessary permissions.

The rear garden is a real highlight of the home, offering a wide expanse of lawn bordered by mature shrubs and planting, creating a sense of privacy and greenery. There is a spacious patio and decked area to the rear of the garden, ideal for outdoor dining or entertaining, while the rest of the garden offers ample room for children to play or for keen gardeners to make their mark.

Call Oakheart today to arrange your viewing!





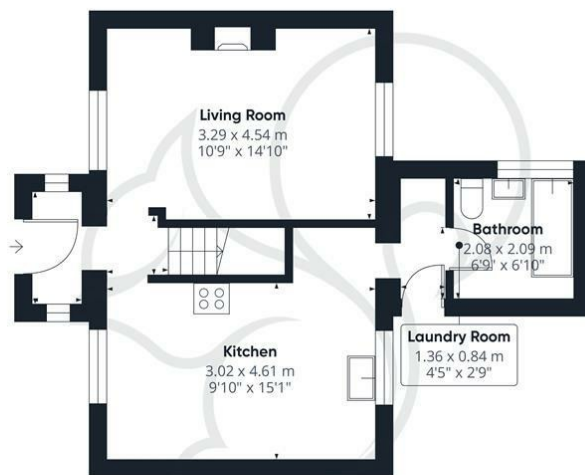




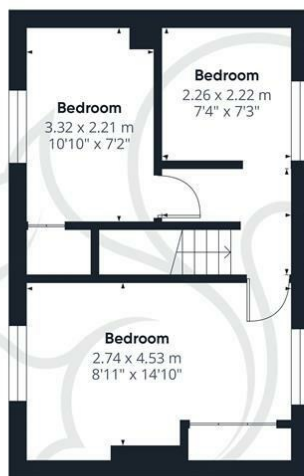








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

69.6 m<sup>2</sup>  
750 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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

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