

A stylized logo featuring a squirrel holding an acorn, rendered in a light tan color.

oakheart

£280,000

Offers In The Region Of
Newton Croft, Sudbury

Positioned just a short distance from Sudbury town centre and the train station, this well-maintained two bedroom bungalow offers a practical and comfortable layout, ideal for a range of buyers including downsizers, first-time buyers or investors.

The accommodation is well laid out and begins with a welcoming entrance hallway leading to two bedrooms, including a well-proportioned principal bedroom which benefits from a fitted wardrobe for convenient storage. The second bedroom also offers good

proportions and natural light. The heart of the home is the spacious living room, featuring a cosy wood-burning stove and air conditioning to ensure year-round comfort. French doors open into a bright and versatile sunroom which enjoys views over the rear garden. The kitchen features a range of sleek gloss white floor and wall mounted units topped with stone effect work surfaces, integrated oven with four ring induction hob, white tiled splash backs, integrated fridge/freezer and an inset stainless steel sink and drainer unit with chrome mixer tap. The family bathroom features a contemporary finish comprising of a corner bath,

shower cubicle, low level WC and wash hand basin.

The rear garden provides a tranquil, low maintenance setting featuring a raised composite decking seating area and raised sleeper bed boarders. The beautifully maintained front garden features a neat lawn bordered by established hedging, a spacious patio ideal for seating, and vibrant flowerbeds that add a splash of colour throughout the seasons.

Call Oakheart today to arrange your viewing!











(1) Excluding balconies and terraces

Calculations reference the RICS IPM 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
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	87 23	

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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