

A photograph of a two-story house with a dark tiled roof and white upper walls. The house features a large grey garage door on the left, a white front door, and a multi-paned window to the right of the door. The roof has two dormer windows. The house is surrounded by lush greenery, including a tall hedge on the left and a large bush on the right. A concrete driveway leads to the garage. The sky is blue with some clouds.

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£400,000

Price Guide

Bush Grove, Sudbury

GUIDE PRICE - £400,000 - £425,000 Oakheart are delighted to present this beautifully finished three-bedroom detached family home, ideally located within easy reach of Sudbury Town Centre and the stunning Water Meadows. With modern interiors, generous living space, and standout features including a log burner, open-plan kitchen/snug, and bi-fold doors to the garden, this is a home designed for both comfort and style.

The property opens with a welcoming porch and spacious hallway leading to the living room — a cosy retreat with plenty of space to double as a home office. The heart of the home is the impressive open-plan kitchen/snug, complete with Karndean flooring, stylish island with seating, and a range of

integrated appliances including dishwasher, washing machine, fridge/freezer, and eye-level oven. The snug area, centred around a modern log burner, is perfect for relaxing or entertaining, with bi-fold doors opening directly to the garden. From here, the bright conservatory serves as a generous dining space, ideal for family gatherings. A cloakroom and integrated garage with electric roller door complete the ground floor.

Upstairs, the master bedroom boasts built-in wardrobes and a modern en-suite with underfloor heating and walk-in shower. Two further double bedrooms, one with built-in storage, are served by a stylish family bathroom featuring underfloor heating, a panelled bath, and separate shower.

Outside, the wraparound garden offers a private and sunny setting, mainly laid to lawn with plenty of space for outdoor seating. A driveway to the front provides parking for multiple vehicles alongside the garage.

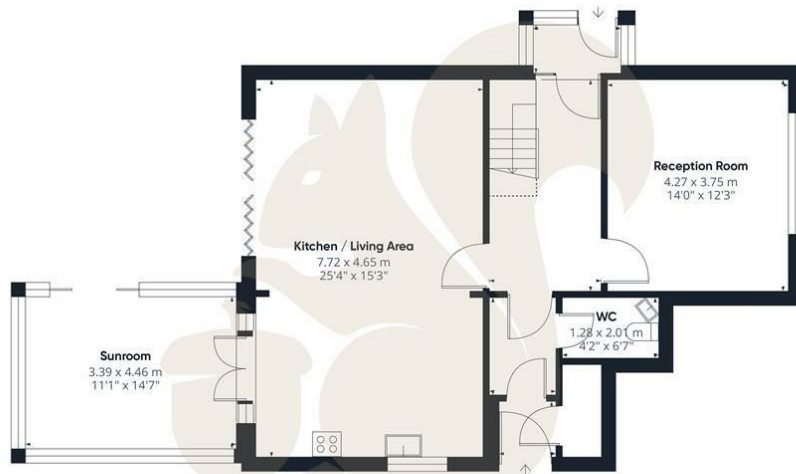
Call Oakheart today to arrange your viewing!



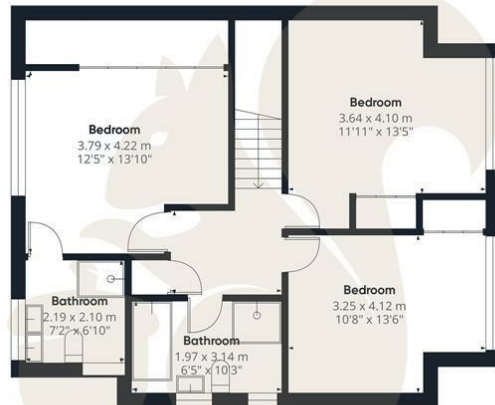








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

153.5 m²

1652 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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