

oakheart



£325,000

Price Guide

Chaucer Road, Sudbury

GUIDE PRICE ** £325,000-£350,000** Tucked away within the ever-popular Chaucer estate in Sudbury, this well-presented two-bedroom detached bungalow enjoys a desirable position just a short walk from the town centre and the scenic Water Meadows, while offering peace, privacy, and flexible living.

Upon entering, a welcoming hallway leads to the main accommodation. The generous living room forms the heart of the home, enhanced by a pellet-burning stove, creating a warm and inviting focal point. The

kitchen features a range of sleek gloss white floor and wall mounted units topped with stone effect work surfaces, an integrated eye-level oven, four ring electric hob, space for appliances and an inset sink and drainer unit complete with chrome mixer tap. Two comfortable bedrooms sit to the rear of the property, the second of which opening through to a bright and versatile sunroom that overlooks the garden, perfect as a reading nook, hobby space, or simply a place to relax. The bedrooms are served by a neatly arranged shower room comprising of a shower cubicle, low level WC and wash hand basin.

Outside, the rear garden enjoys a quiet and unoverlooked position. Mostly laid to lawn with mature borders, it provides ample space for outdoor seating, planting, or simply enjoying the peaceful setting, with side access leading directly to the garage. To the front, a smart driveway provides off-street parking for two vehicles, complemented by the convenience of an installed EV charging point. A detached garage sits to the side of the property, easily accessed via a pathway from the garden.

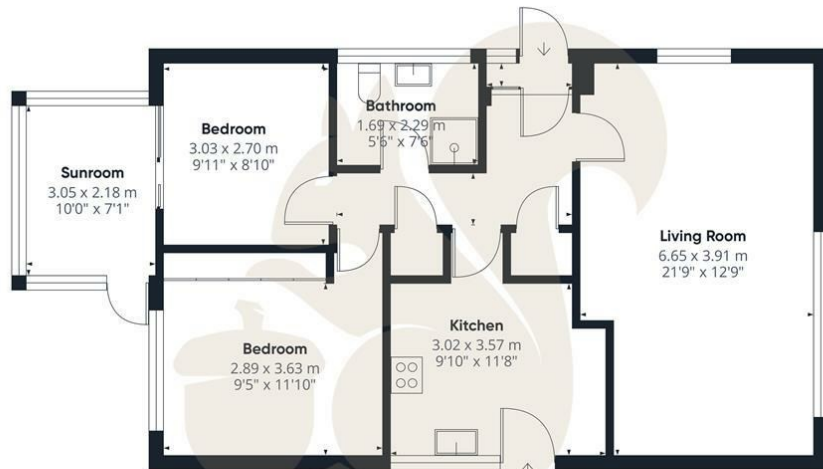
Call Oakheart today to arrange your viewing!











Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

91.3 m²
984 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:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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