

oakheart



£450,000

Price Guide

Rubens Walk, Sudbury

GUIDE PRICE *£450,000 - £475,000* Offering No Onward Chain, and situated in a highly sought-after development, this beautifully presented link-detached home offers a superb balance of space, style, and practicality, making it an ideal choice for family living. Its location places you within easy reach of Sudbury town centre, with its wide range of shops, restaurants, and schools all close by.

The welcoming entrance hall sets the tone for the home, giving access to a light-filled living room with a feature fireplace, creating a warm and inviting atmosphere. Double doors connect this space to the dining room, a perfect setting for entertaining, with French doors opening onto the garden. The

kitchen has been finished to a high standard and provides a modern hub for family life, complemented by a centre island and separate utility room.

Upstairs, the property continues to impress with five generously sized bedrooms arranged over two further floors. The principal suite includes its own en-suite and built-in storage, while two additional bedrooms also enjoy private en-suites. A stylish family bathroom serves the remaining rooms, offering both a bath and walk-in shower.

The rear garden has been thoughtfully landscaped to provide both relaxation and entertainment space, with a large patio ideal for outdoor dining leading up

to a lawned area. To the side of the property, a tandem double garage is partly converted to a versatile studio, adding flexibility to the home. Off-road parking for several vehicles further enhances the appeal.

This home combines generous accommodation with a convenient location, offering comfort, versatility, and modern living in a sought-after setting.











Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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.

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