oakheart
£230,000
Plot 3, Sudbury Fields

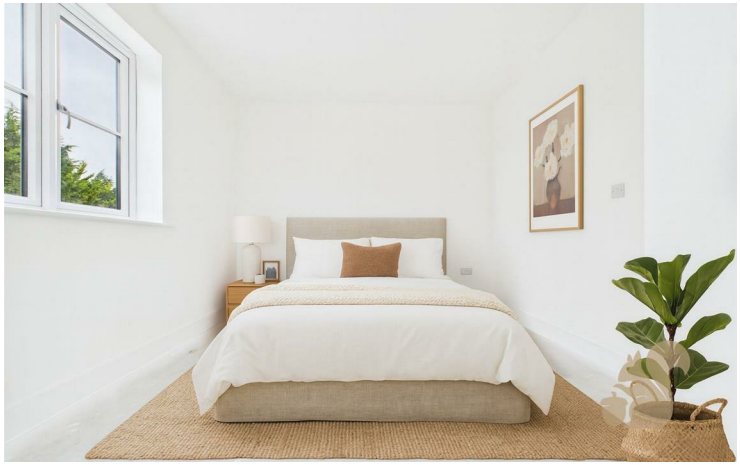
Ready to move into!
Situated on the widely recognised and highly sought after Sudbury Fields Development is the last one bedroom first floor maisonette, Plot 3! This magnificent starter home or investment opportunity is an impeccable example of contemporary living with an architectural design to be proud of. The property not only has its own private driveway, it enjoys its own private garden with a patio dining area, perfect for those looking for an escape in the warmer summer months.

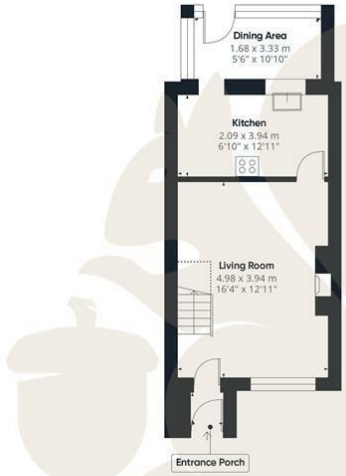
The property occupies a generous first floor footprint with a wealth of space to make home. Plushly carpeted stairs rise from entry to a well appointed and bright hallway. The open plan kitchen/living room is a space to show off and enjoy, its dual aspect windows and high ceilings create a sense of space and grandeur. The kitchen is beautifully finished to offer Bosch appliances that are integrated as standard and quality work surfaces. It offers a versatile open plan space that is perfect for those who like to entertain in style. The kitchen is supported by a rarely available utility room that is accessed from the hallway, this provides a useful space to keep bulky white goods from the living space and aid storage.

The main bedrooms is a large double room that like the living space, also enjoys dual aspect windows that flood the space with natural light. It is plushly carpeted with a window to the rear overlooking gardens.
The bathroom servicing this impressive home is an enviable modern suite that briefly includes; A bath with a thermostatic shower over, glass shower screen, stone effect tiled flooring and walls, a low level WC with concealed cistern, wash hand basin with quality chrome sanitary goods, a built in unit under the sink and a sizeable chrome heated towel rail!

Completing this superb residence is the brick paved driveway to the side, which furthers via a side gate to the properties own private garden and patio.

*Images shown CGI Dressed





Ground Floor

Floor 1

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Approximate total area(1)

59 m²

635 ft²

Reduced headroom

1.6 m²

17 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:
Suffolk County Council

Tenure:
Freehold

Council Tax Band:
New Build

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		
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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