

oakheart



£375,000

Price Guide
Alder Way, Sudbury

£375,000 - £385,000 Occupying a desirable position fronting onto open green space, this modern three-bedroom detached family home is beautifully presented throughout and offers well-balanced accommodation ideal for a range of buyers. The property is conveniently located within easy reach of Sudbury's town centre, nearby schools and picturesque countryside walks.

The ground floor comprises a welcoming entrance hall with a cloakroom, a spacious living room featuring a bay window overlooking the front aspect, and a bright kitchen/dining room extending across the rear of the property. The kitchen is fitted with a range of modern wall and base units topped with wood-effect work surfaces, integrated appliances, four ring gas hob, white tiled

splash backs, a stainless steel sink and drainer unit with chrome mixer tap and French doors opening directly to the rear garden. Upstairs, the first floor offers three bedrooms, including a generous main bedroom with its own en suite shower room. The remaining two bedrooms are well-proportioned and are served by a contemporary family bathroom.

Externally, the property benefits from a private driveway providing tandem parking for two vehicles, leading to a single garage. The rear garden is mostly laid to lawn and features a patio seating area, mature borders, and a timber summer house complete with power, lighting, plug-in internet booster, ideal as a home office or creative space.

Located on the sought-after Peoples Park development, this home combines a peaceful setting with convenient access to Sudbury's excellent range of amenities, mainline rail links to London Liverpool Street, and scenic countryside walks along the River Stour.

Call Oakheart today to arrange your viewing!



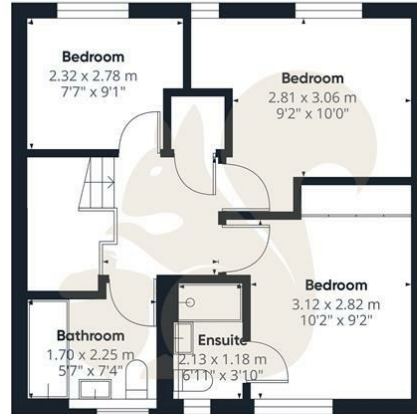




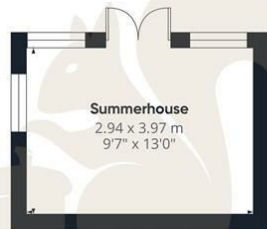




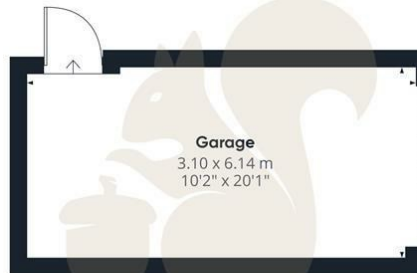
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area⁽¹⁾
113.7 m²
1224 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		95
(81-91) B	84	
(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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