

oakheart



£240,000

By Auction

Moulton Close, Sudbury





Located in Sudbury, just a short distance from the town centre and train station, this charming three-bedroom semi-detached home offers an ideal combination of comfort, practicality, and convenience. Perfect for families or those seeking a peaceful setting with excellent local amenities, the property provides spacious accommodation and a generous garden ideal for outdoor living.

The ground floor features a welcoming entrance hallway with useful under-stairs storage, a bright and well-proportioned living room with French doors opening onto the rear garden, and a kitchen fitted with a range of wall and base units, worktops, and space for appliances - ideal for family meals and

entertaining.

Upstairs, the property offers three well-sized bedrooms. The principal and second bedrooms both include eaves storage, while the third bedroom benefits from built-in wardrobes and dual aspect Velux windows, flooding the space with natural light. The family bathroom comprises a bath with shower over, wash hand basin, low-level WC, and heated towel rail.

Outside, the property enjoys a fully enclosed rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and relaxation. To the front, there are two allocated off-road parking spaces and access to a garage.

Set within a desirable residential area, the property is ideally placed for access to Sudbury's market town amenities, including a wide range of shops, restaurants, and schools, as well as the train station with direct links to London via Marks Tey.

Call Oakheart today to arrange your viewing!





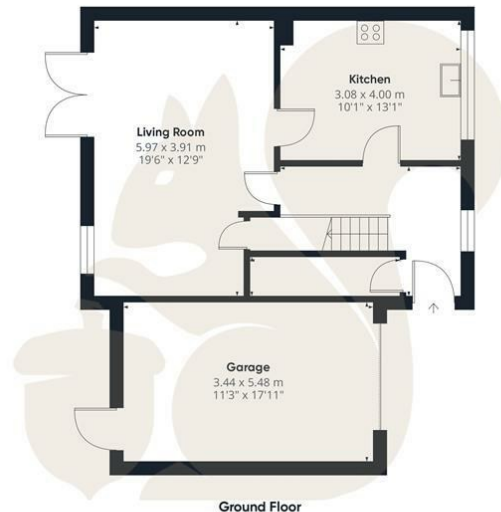








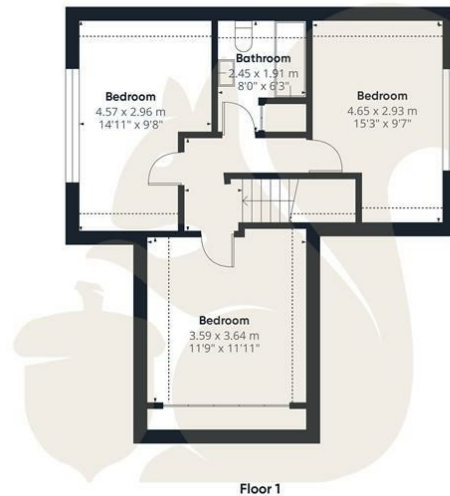




**Kitchen**  
3.08 x 4.00 m  
10'1" x 13'1"

**Garage**  
3.44 x 5.48 m  
11'3" x 17'11"

### Ground Floor



**Bathroom**  
2.45 x 1.91 m  
8'0" x 6'3"

**Bedroom**  
4.65 x 2.93 m  
15'3" x 9'7"

**Bedroom**  
3.59 x 3.64 m  
11'9" x 11'11"

### Floor 1

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Approximate total area<sup>(1)</sup>

114 m<sup>2</sup>1227 ft<sup>2</sup>

Reduced headroom

7.5 m<sup>2</sup>

80 ft<sup>2</sup>

(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:

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>86</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

(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*

Current

Potential

86

65

## 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.

## Oakheart Sudbury

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