

oakheart



£300,000

By Auction

Heathway, Great Waldingfield, Sudbury



This attractive two bedroom bungalow is of traditional cavity brick construction beneath an interlocking tiled roof and offers well-proportioned accommodation arranged entirely on the ground floor. The property benefits from uPVC double glazed windows and doors, replacement fascias, soffits and rainwater goods, upgraded electrics, and gas-fired central heating.

A former garage has been converted to create a spacious dual-aspect kitchen, allowing for a separate dining room with French doors opening onto the rear garden. The layout provides comfortable and practical living with bright, modern interiors throughout.

A covered porchway leads into a welcoming reception hall featuring carpeted flooring, loft access and contemporary internal doors. The sitting room is located at the front of the property and enjoys a wide picture window overlooking the driveway and front garden. An electric fireplace with a decorative surround forms an attractive focal point. To the rear, the dining room benefits from French doors with flanking windows opening onto the garden, creating a light and sociable space ideal for entertaining. The double-aspect kitchen enjoys views to both the front and rear and is fitted with a range of modern base units with granite-effect work surfaces and tiled splashbacks. There is an electric oven and hob, along with space and services for a fridge, freezer, dishwasher and washing machine. A combination boiler supplies

central heating and hot water. There are two well-proportioned double bedrooms, one overlooking the rear garden and the other to the front. The bathroom is fitted with a modern suite comprising a shower bath, vanity wash basin and low-level WC, complemented by stylish tiling and a heated towel rail.

The rear garden is enclosed and well maintained, featuring a patio, pathways, lawned areas and useful side storage space.

Call Oakheart today to arrange your viewing!













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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           | <b>85</b> |
| (69-80) <b>C</b>                                   | <b>70</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| Not energy efficient - higher running costs        |           |           |
| <b>England &amp; Wales</b> 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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