

oakheart



£385,000

Plot 43, Sudbury Fields

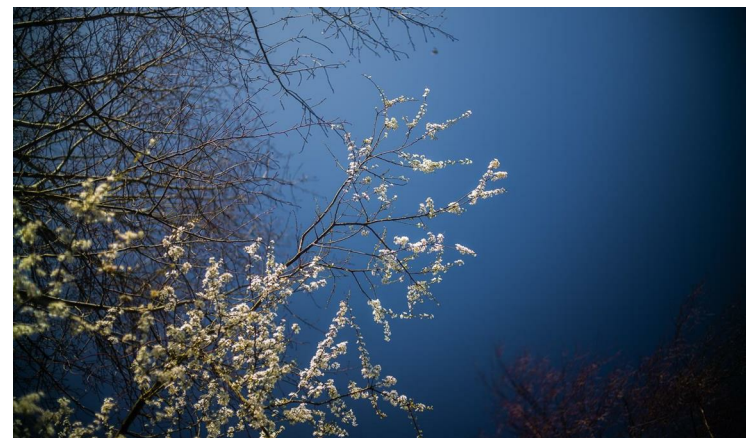
Part-Exchange  
*available*



The Steadings is a charming two-bedroom bungalow located in the brand new development, Sudbury Fields. With a spacious 840 sq ft (78 sq m) layout, it provides comfortable living spaces ideal for downsizers or those seeking single-level living. The open-plan kitchen/dining area features contemporary handless cabinets, composite stone worktops, and integrated Samsung appliances, creating a modern

and functional space. The living room offers a relaxing retreat, while the two bedrooms and bathroom provide ample accommodation. Designed with sustainability in mind, the Steadings boasts energy-efficient features and smart home technology, ensuring a comfortable and eco-friendly living experience.

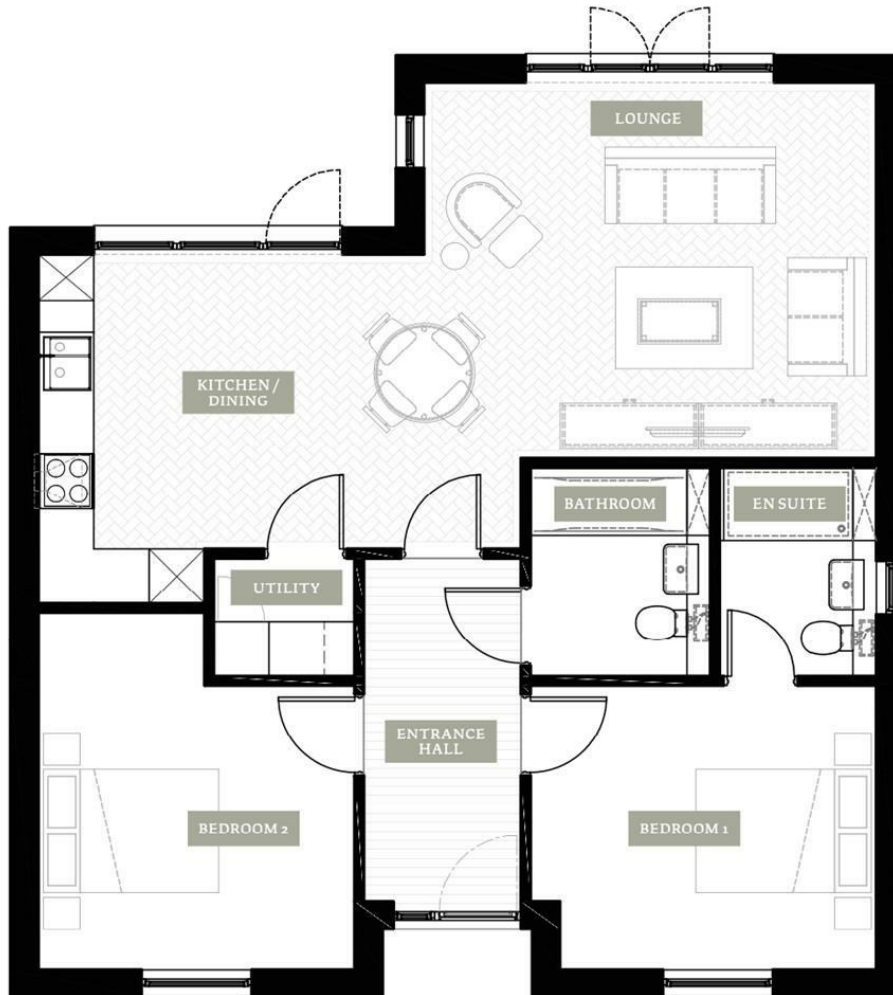
CGI Images are representation only\*












**Local Authority:**  
Suffolk County Council

**Tenure:**  
Freehold

**Council Tax Band:**  
New Build

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Oakheart New Homes  
01245 808119  
newhomes@oakheartproperty.co.uk  
Unit 3 The Old Joinery, Colchester, Essex, CO2 0LT

**oakheart**