

oakheart



£230,000

Plot 3, Sudbury Fields, Sudbury

The Coach Houses at Sudbury Fields are charming one and two-bedroom maisonette homes, perfect for first-time buyers or downsizers. These stylish properties offer a contemporary open-plan living area, complete with a modern kitchen featuring handleless cabinets, composite stone worktops, and integrated Samsung appliances. The bedrooms are well-proportioned, and the homes benefit from luxury

vinyl tile flooring in the living areas and plush carpets in the bedrooms. The Coach Houses boast energy-efficient features, such as high-efficiency gas boilers and smart home technology, ensuring a sustainable and comfortable living experience. With their convenient location within the Sudbury Fields community, these homes provide easy access to local amenities, green spaces, and the picturesque

town of Sudbury.

\*Images depict Plot 46, The Brambles.

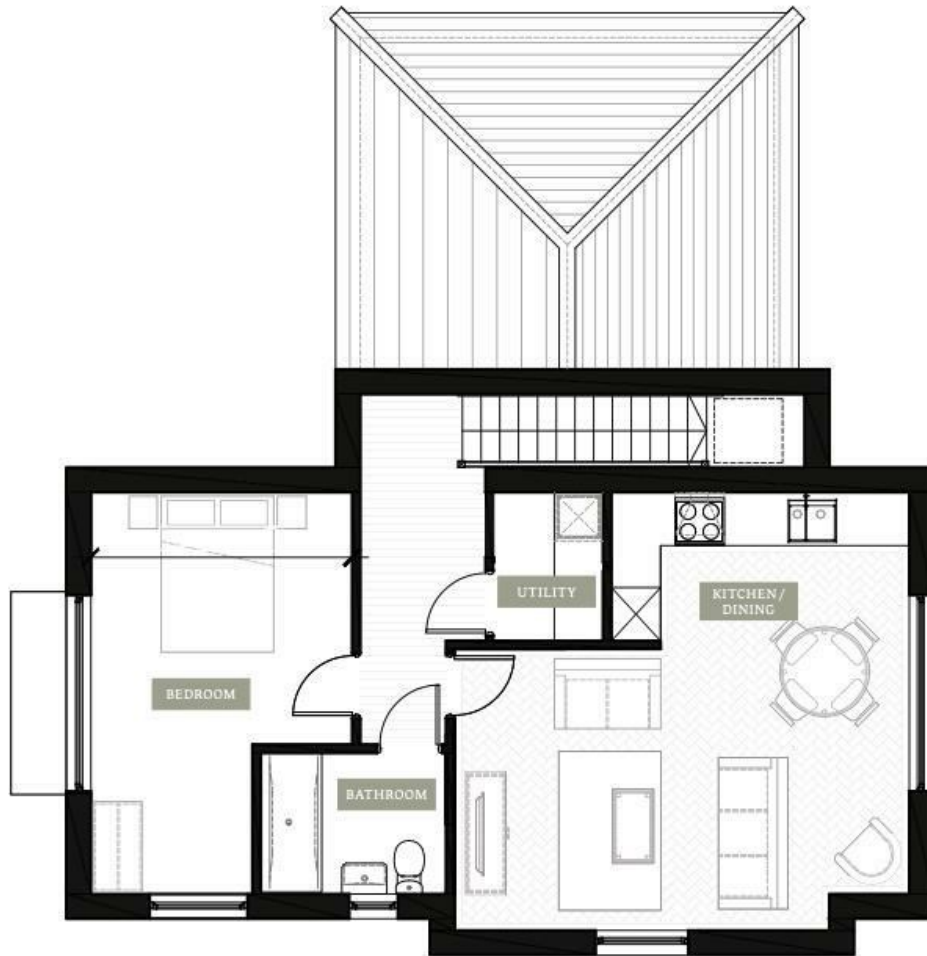
\*Area images depict locations close to the development












First floor

**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**