

oakheart

£325,000

Offers In The Region Of
Pretty Way, Sudbury

Offered to market within the ever-popular Maidenfields development on the fringe of Sudbury is this well-presented three-bedroom semi-detached home, ideal for families and first-time buyers alike.

Upon entry, the property opens into a welcoming entrance hall with stairs rising to the first floor. The living room is well-proportioned and positioned to the front of the home, providing a comfortable and inviting space to relax. To the rear, the kitchen/diner spans the width of the property, offering a range of fitted gloss white base and wall-mounted

units, ample worktop space and room for dining. French doors open directly onto the rear garden, allowing for plenty of natural light and creating a seamless indoor-outdoor flow. A convenient ground floor WC completes the downstairs accommodation.

To the first floor, the property offers three bedrooms, including a generous principal bedroom benefitting from ensuite facilities. The second bedroom provides space for a double bed, whilst the third bedroom is well-suited as a single room, nursery or home office. A

modern family bathroom serves the remaining bedrooms.

Externally, the rear garden has been thoughtfully landscaped, commencing with a paved seating area ideal for outdoor entertaining, and extending to a lawned garden with gated side access. To the front, the property benefits from off-street parking for two vehicles.

Call Oakheart today to arrange your viewing!











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GLATM
92.8 m²
998.92 ft²

Total
92.8 m²
998.92 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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