

oakheart



£300,000

Price Guide

Meadow View Road, Sudbury

\*£300,000 - £325,000\* Situated within a short walking distance of Sudbury town centre, this extended three-bedroom semi-detached home offers well-balanced and versatile accommodation, ideal for families and those seeking convenience.

Upon entry, you are welcomed into a spacious entrance hall leading through to a generous living room, positioned to the front of the property and measuring over 16ft in length, providing a comfortable and bright space for everyday living. To the rear, the property has been thoughtfully extended to create a separate dining room which flows seamlessly into a light-filled sunroom, offering an excellent space for entertaining or relaxing while enjoying views

over the garden. The kitchen is well-appointed with a range of fitted units and is complemented by a separate utility room, adding further practicality to the home.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a third single bedroom, ideal as a child's room, guest space, or home office. The accommodation is completed by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a well-maintained rear garden, predominantly laid to lawn, providing an ideal outdoor space for families and

keen gardeners alike. To the rear, there is off-street parking, adding to the overall convenience of the home.

The property is ideally positioned within easy reach of Sudbury town centre, offering a wide range of shops, restaurants, and leisure facilities. The nearby train station provides links via Marks Tey to London Liverpool Street, making it suitable for commuters.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



**oakheart**

**GLA<sup>™</sup>**  
97.12 m<sup>2</sup>  
1045.35 ft<sup>2</sup>

**Total**  
97.12 m<sup>2</sup>  
1045.35 ft<sup>2</sup>

(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) <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 Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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