

oakheart



£200,000

Offers In The Region Of
Newton Croft, Sudbury

A rare opportunity to acquire this well-proportioned and discreetly positioned one-bedroom residence, located within striking distance of Sudbury town centre and the railway station. Offered to the market with NO ONWARD CHAIN, this charming home enjoys spacious accommodation throughout, benefitting from a ground floor cloakroom, off-street parking, and private external garden space.

Entry to the property is gained via a welcoming entrance hall, providing useful space for the storage of coats and shoes. The living room is positioned to the front of the property and offers generous, versatile accommodation with pleasant views over the garden, together with stairs rising to the first floor. A

Velux-style window allows for an abundance of natural light to flow through the space. The kitchen enjoys a traditional finish and is fitted with a range of floor and wall-mounted units, an inset sink and drainer unit with chrome mixer tap, and space for appliances. Concluding the ground floor is a useful cloakroom comprising a low-level WC and wash hand basin.

To the first floor is the principal bedroom, arranged on a mezzanine level and offering ample space to accommodate a double bed. The bedroom opens into a separate dressing area, which in turn leads through to the shower room. The shower room is fitted with a shower cubicle, low-level WC, and wash hand basin.

Externally, the property enjoys a low-maintenance garden space, commencing with a paved seating terrace which extends to an area of shingle before leading to a lawned garden area.

The property further benefits from shared off-road parking and a garage.

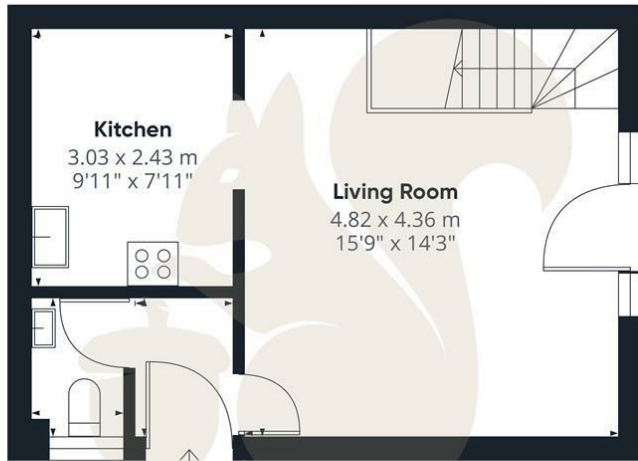
Call Oakheart today to arrange your viewing!



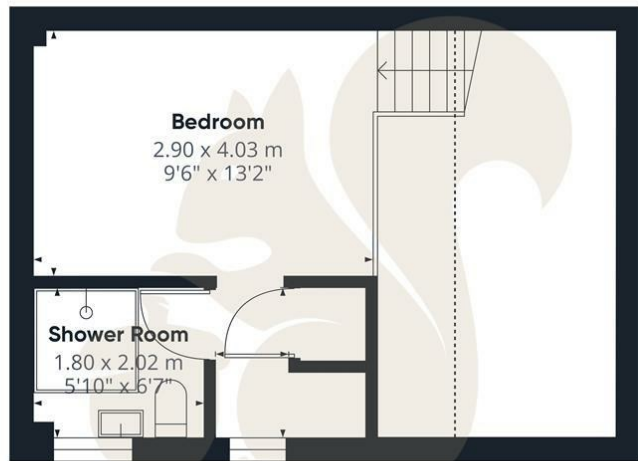








Ground Floor



Floor 1



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GLA¹⁾
60.26 m²
648.65 ft²

Total
60.26 m²
648.65 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

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:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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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