

oakheart



£350,000

Price Guide

Osier Way, Sible Hedingham

PRICE GUIDE \*£350,000 - £375,000\* Situated in the desirable village of Sible Hedingham, this well-presented three-bedroom home offers comfortable, modern living in a highly regarded location.

The ground floor has been fitted with Amtico flooring and provides a bright and spacious lounge, featuring a bay window and patio doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. The modern kitchen/diner is practical and well laid out, complemented by a convenient ground-floor WC.

Upstairs, there are two generous double bedrooms and a well-proportioned

third bedroom. The main bedroom benefits from its own en-suite shower room and fitted wardrobes, while the remaining bedrooms are served by a contemporary family bathroom.

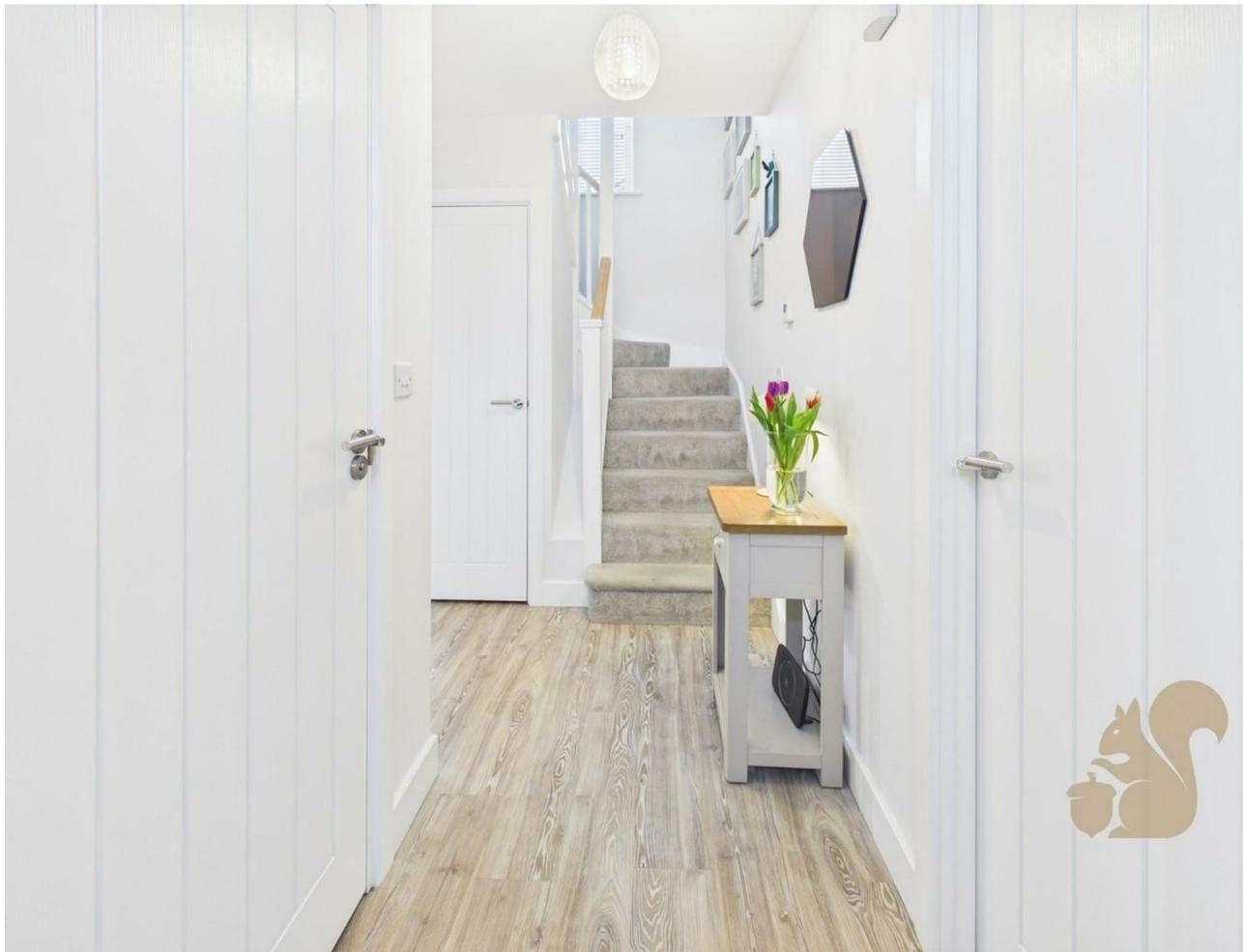
Outside, the private rear garden provides a pleasant space for outdoor dining, relaxing and family use. It is mainly laid to lawn with a patio seating area, outside power source and enclosed fencing, offering a good degree of convenience and privacy. To the rear of the property, the driveway provides ample parking and useful storage space.

Earls Garden is a popular development within walking distance of local schools,

amenities, woodland walks and parks. There is also on-site play equipment, making it particularly appealing for families. St Peter's Primary School and Sible Hedingham Secondary School are both within easy reach on foot.

Sible Hedingham is a well-served village with a range of everyday amenities including a pub, doctors' surgery, petrol stations and shops, along with highly regarded schools. Private schooling is available in nearby villages such as Gosfield, Felsted and Stoke by Clare.

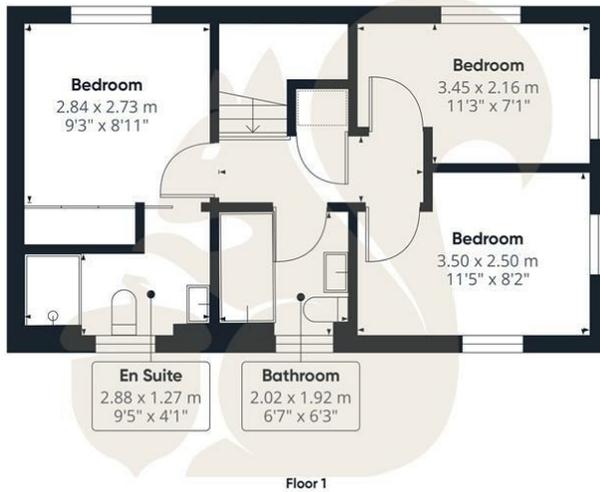
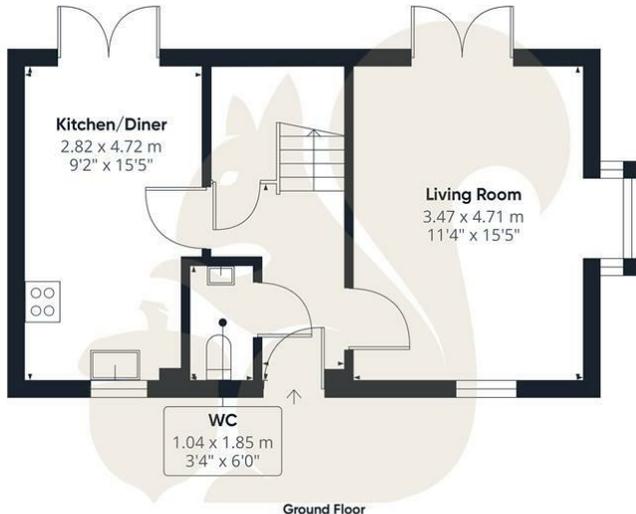
This is a rare opportunity to purchase a home within Earls Garden, offering a practical layout, modern presentation and an excellent village setting.











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Approximate total area<sup>(1)</sup>  
75.4 m<sup>2</sup>  
811 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Braintree

Tenure:

Freehold

Council Tax Band:

D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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.

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