

oakheart



£250,000

Price Guide

Newton Croft, Sudbury

PRICE GUIDE £250,000 - £260,000. Situated in a quiet position on the edge of Sudbury town centre, this well-presented two-bedroom home offers spacious and versatile accommodation, further enhanced by a useful loft room, private rear garden, garage, and off-road parking. Conveniently located within easy reach of the town's excellent range of amenities, the property is ideally suited to first-time buyers, downsizers, or investment purchasers alike.

The accommodation begins with an entrance hall leading to a convenient ground floor cloakroom and into the main living space. The generous lounge provides an excellent area for both relaxing and entertaining, with patio doors

opening directly onto the rear garden and stairs rising to the first floor. The adjoining kitchen is fitted with a range of matching wall and base units, complemented by integrated cooking appliances and space for additional white goods.

On the first floor, there are two well-proportioned bedrooms. The principal bedroom overlooks the rear garden, whilst the second bedroom benefits from a built-in wardrobe. Both are served by a family bathroom. A secure ladder from the landing provides access to the loft room, which offers valuable additional space and could be utilised as a home office, hobby room, occasional guest accommodation, or storage area, subject to individual requirements.

Externally, the property enjoys a private rear garden commencing with a patio seating terrace, ideal for outdoor entertaining, with the remainder predominantly laid to lawn. A further seating area is positioned to the rear of the garden, creating a pleasant and private outdoor space. Additional benefits include a storage shed and gated access to the front.

The property also benefits from a garage with power and lighting connected, together with parking directly in front and a further allocated parking space, providing excellent practicality rarely found with homes of this size.

Call Oakheart to arrange your viewing!



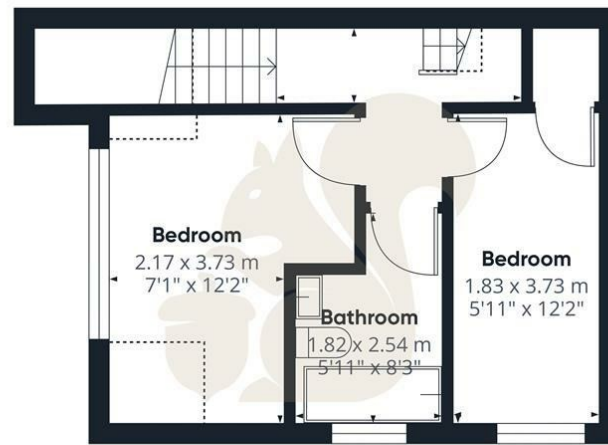




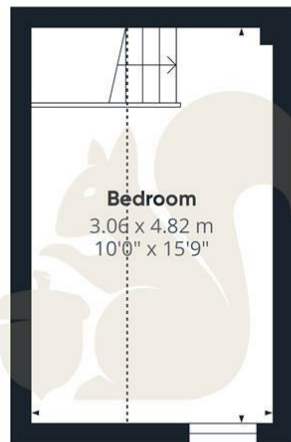




Ground Floor



Floor 1



Floor 2



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GLA^m
72.88 m²
784.42 ft²

Total
72.88 m²
784.42 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	70	80
(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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