

oakheart



£450,000

Price Guide

St. Marys Close, Sudbury

GUIDE PRICE \*£450,000 - £475,000\* A substantial four bedroom detached family home located a short distance from Sudbury Town Centre and amenities. Offering four impressive double bedrooms with ensuite facilities to the principal suite, four reception rooms, off street parking and a double garage, this residence makes for the perfect family home.

Upon entering, the welcoming entrance hall leads into a generous living room that flows seamlessly into a bright garden room. This light-filled space enjoys views over the garden. A separate dining room provides ample space for formal gatherings, while a practical study offers a quiet retreat for work or reading. The kitchen/breakfast room is a true highlight, featuring a range of

contemporary cabinets, sleek Corian countertops, and high-end integrated appliances, all thoughtfully designed by Gainsborough Interiors. A door from the kitchen opens directly to the garden, enhancing indoor-outdoor living. Concluding the ground floor is a shower room offering a fully tiled shower cubicle, WC, and wash hand basin. Upstairs, the first-floor landing is bright and spacious, offering access to a linen cupboard and loft storage. The principal bedroom enjoys garden and views, with air conditioning and extensive fitted wardrobes, and is complemented by a luxurious en suite featuring a shower cubicle, WC, vanity unit and under floor heating. The additional bedrooms are generously sized, with two overlooking the garden and benefiting from built-in wardrobes and storage. A family bathroom serves these rooms, complete

with a bath, shower, WC, and wash hand basin.

Outside, the property features off-road parking, leading to a double garage equipped with electric doors, lighting, power, and loft access. The garden is a standout feature, designed with both relaxation and entertaining in mind. It includes a terraced area and decking, creating ideal spaces for outdoor gatherings.

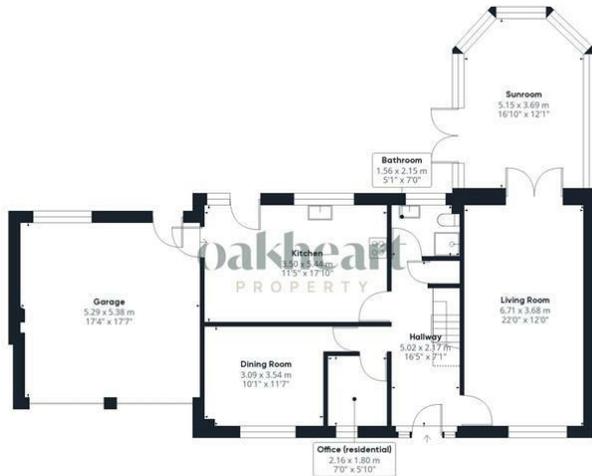
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Approximate total area<sup>®</sup>

191.57 m<sup>2</sup>  
 2062.06 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>  
 13.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

F

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>	71	79
(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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