

oakheart

£325,000

Guide Price

Keiffer Close, Great Waldingfield

PRICE GUIDE \*£325,000 - £335,000\* This well-presented three bedroom semi-detached home, built by Bellway Homes, is situated in a popular village location and must be viewed internally to be fully appreciated. Offering a blend of contemporary design and practical living space, the property benefits from an en-suite to the master bedroom, a garage, and driveway parking.

The property opens into a welcoming entrance hall with stairs leading to the first floor and an understairs storage cupboard. A cloakroom with a low-level WC and wash hand basin is conveniently located on the ground floor. The lounge features a bay window to the front, filling the room with natural light. To the rear, the kitchen/diner is fitted with a range of base and eye-level units,

stainless steel sink, built-in oven and gas hob, and provides space for appliances. Double French doors lead into a sunroom, offering a bright and versatile space overlooking the garden. On the first floor, the principal bedroom benefits from additional storage, and a modern en-suite with a double shower cubicle. Two further bedrooms and a family bathroom complete the first-floor accommodation.

Externally, the property is approached via a block-paved driveway providing off-road parking for two vehicles and access to a single garage with power, light, and a rear courtesy door. The front garden is laid to lawn with planting beds, while the rear garden offers a private and sunny space.

This property is ideal for families or those seeking a home in a sought-after village location, offering a combination of style, space, and convenience.

Call Oakheart today to arrange your viewing!



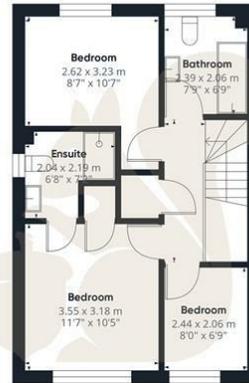








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**

102.9 m<sup>2</sup>  
1109 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

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:

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>	79	83
(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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