

oakheart



£260,000

Offers In The Region Of
Uplands Road, Sudbury

This spacious three-bedroom semi-detached family home is located within a popular residential area of Sudbury, just a short walk from local schools, convenience stores, and the town centre. The property offers generous living accommodation throughout, with excellent potential for further improvement if desired.

The accommodation begins with a double-glazed entrance door to the side, opening into a welcoming hallway with useful storage, stairs rising to the first floor, and access to the ground floor rooms. Positioned at the front of the property, the bright and well-proportioned living room features laminate flooring and a pleasant outlook over the front aspect. To the rear, the recently

fitted kitchen/breakfast room offers an excellent range of wall and base units, integrated electric double oven, four-ring gas hob with extractor hood, inset ceramic sink, and space for additional appliances. There is also a handy utility area with under-stairs storage and direct access to the rear garden with potential to incorporate a ground-floor cloakroom if desired. Upstairs, a spacious landing provides access to the loft, all three bedrooms, the family bathroom, and a separate WC. The main bedroom, set to the front of the property, includes fitted wardrobes with sliding doors, while the second bedroom is a generous double overlooking the rear garden. Bedroom three, also positioned at the front, offers a surprising amount of space along with built-in storage. The family bathroom features a panel-enclosed bath with

electric shower, wash hand basin, and part-tiled walls, with a separate WC adjacent — which could easily be combined to create a larger family bathroom if preferred.

Externally, the property benefits from a block-paved driveway providing off-street parking, and a good-sized rear garden offering plenty of scope for outdoor enjoyment and landscaping.

Call Oakheart today to arrange your viewing!



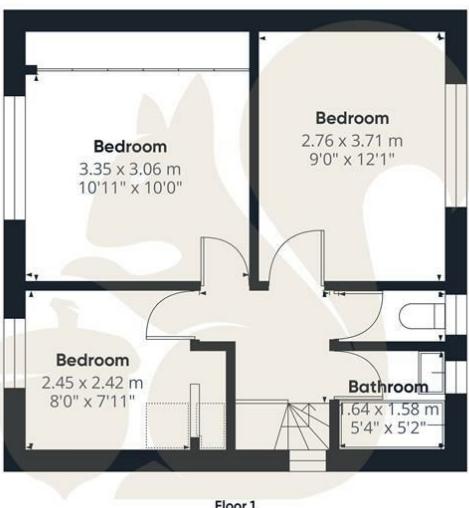








Ground Floor



Floor 1

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Local Authority:

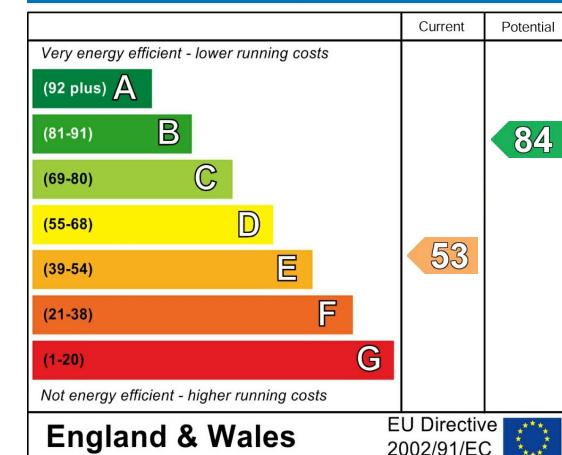
Tenure:
Freehold

Council Tax Band:
B

Approximate total area⁽¹⁾

71.4 m²
768 ft²

Energy Efficiency Rating



(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.

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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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