

oakheart

£475,000

Guide Price

Oddcroft, Colne Engaine

GUIDE PRICE *£475,000 - £500,000* Tucked away on a peaceful residential street within the highly sought-after village of Colne Engaine, this exceptional three-bedroom detached home offers an impressive blend of contemporary style, versatile living spaces, and timeless charm. Finished to a high standard throughout, the property has been thoughtfully extended and updated, creating an ideal home for modern family living and entertaining.

Upon entering, you are greeted by a welcoming entrance hallway which leads into a generous and beautifully appointed living room. This elegant space is bathed in natural light from the large picture window and centres around a characterful wood-burning stove. The ground floor also offers a versatile

study, ideal as a home office or reading room, and a useful guest cloakroom. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which has been thoughtfully extended to the rear to create a superb space for both everyday living and entertaining. The kitchen features sleek, contemporary units, ample storage, and quality appliances, while skylights and bi-folding doors flood the space with natural light and provide a seamless connection to the rear garden. This sociable space opens onto a stylish terrace. Upstairs, the property continues to impress with three well-proportioned bedrooms, including a generous dual aspect principal bedroom, all served by a modern family bathroom. Each room is light and inviting, offering flexibility for family life, guest accommodation, or additional

workspace.

Externally, the property boasts a beautifully landscaped, low-maintenance rear garden designed for ease of upkeep and year-round enjoyment. A paved terrace offers an ideal spot for outdoor entertaining, while a well-presented frontage provides off-street parking and access to a single garage.

Call Oakheat today to arrange your viewing!











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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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