

oakheart



oakheart
For Sale
01206 252525

£325,000
Guide Price
Suffolk Road, Sudbury

Guide Price - £325,000 - £350,000 Situated within close proximity of the town centre on the ever-popular Suffolk Road, this impressive and extended three-bedroom end of terrace home is presented in excellent decorative order throughout and offers spacious, well-balanced accommodation suited to modern living. The property further benefits from two reception rooms, a stylish kitchen/breakfast room, a stunning bathroom with separate shower, cellar storage and a ground floor cloakroom, and is offered to the market with NO ONWARD CHAIN.

Upon entering, a welcoming entrance hallway with striking black and white tiled flooring leads to the principal ground floor rooms. The living room is

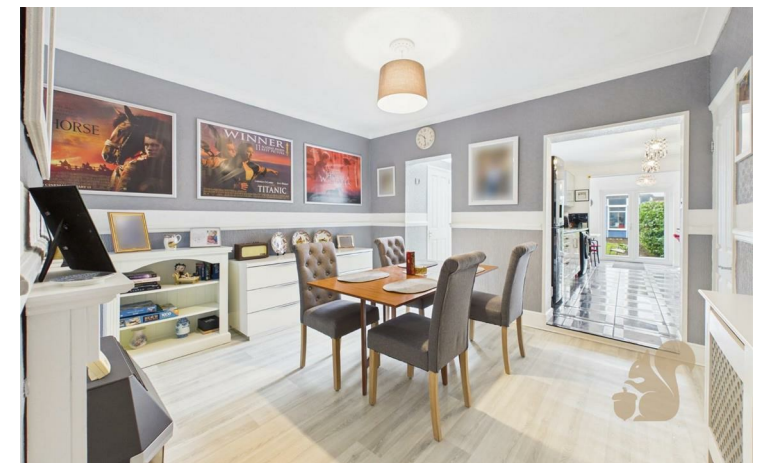
positioned to the front of the home and enjoys a bright bay window, laminate flooring and an attractive fireplace, creating a comfortable space for relaxing. The dining room sits centrally within the property and provides an excellent area for entertaining or family meals, complete with a coal-effect gas fire set within a traditional surround. From here, access is provided to a useful cellar, which benefits from power and lighting and offers valuable storage space.

To the rear of the property is the modern kitchen, fitted with a range of white high-gloss units complemented by dark work surfaces. Integrated appliances include an oven with four-ring gas hob and extractor above, alongside space and plumbing for further appliances. The kitchen flows through to the

breakfast room, where a breakfast bar provides an informal dining area and double doors open directly onto the rear garden. The ground floor accommodation is completed by a rear lobby and cloakroom.

On the first floor are three bedrooms, including two well-proportioned doubles, along with a beautifully appointed bathroom featuring a roll-top bath, walk-in shower, wash basin and WC.

Outside, the rear garden is mainly laid to lawn with a patio area and an L-shaped outbuilding offering excellent storage or potential workspace.







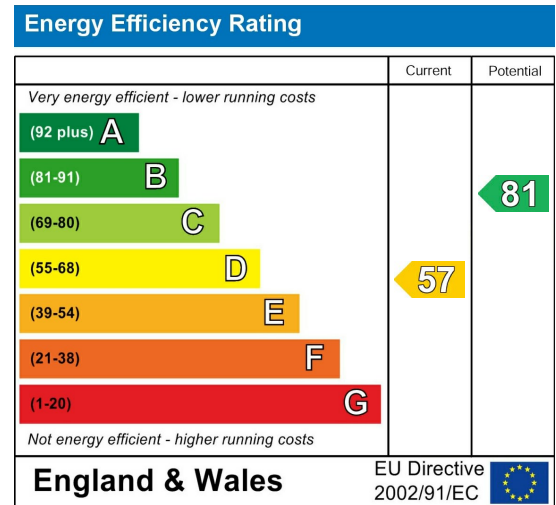




Local Authority:

Tenure:
Freehold

Council Tax Band:
C



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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