

oakheart

£325,000

Offers In The Region Of
Head Way, Sudbury

Situated within a highly regarded residential setting within close proximity to Sudbury town centre, train station and amenities, this immaculately presented three-storey townhouse offers spacious and versatile accommodation, ideally suited to modern family living. The property benefits from a well-planned layout, off-street parking for two vehicles and a low-maintenance rear garden.

The ground floor provides an excellent space for both everyday living and entertaining. A welcoming entrance hallway leads to a versatile

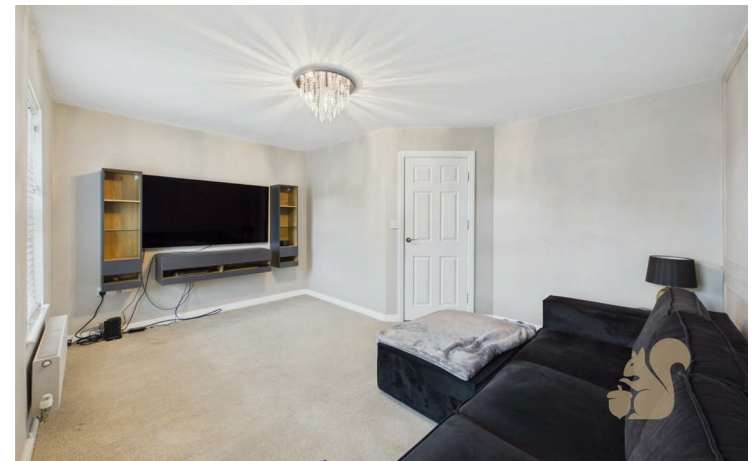
front-facing snug, which could be used as a home office, playroom or additional sitting room, alongside a convenient cloakroom. To the rear, the generously appointed kitchen/ dining room spans the full width of the property, creating a bright and sociable space with direct access to the garden.

The first floor provides further versatility, with a spacious formal living room positioned to the front of the property and a well-proportioned bedroom to the rear, complete with its own en-suite shower room. The

second floor offers three further bedrooms, providing plenty of flexibility for family living, guests or working from home. A centrally positioned family bathroom serves the bedrooms on this level.

Externally, the property benefits from off street parking for two vehicles, while the enclosed rear garden has been designed with ease of maintenance in mind and provides an ideal setting for outdoor dining and relaxation.

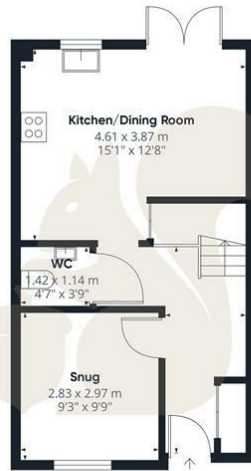
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



Floor 2

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GLA[®]
122.27 m²
1316.11 ft²

Total
122.27 m²
1316.11 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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