

oakheart

£350,000

Price Guide

Deben Drive, Sudbury

\*£350,000 - £375,000\* Situated within a quiet residential setting in Sudbury, fronting onto an attractive greensward and a short distance from the town centre, this three-bedroom detached bungalow offers well-proportioned accommodation all on one level, together with generous gardens, off-street parking for several vehicles and a garage.

The accommodation begins with an entrance hallway providing access to the principal rooms. The spacious living and dining room offers plenty of room for both relaxing and entertaining, while the separate kitchen

provides a range of fitted units and work surfaces. There are three bedrooms, offering flexibility for family members, visiting guests or those requiring space to work from home, alongside a shower room.

Externally, the property benefits from a front garden, predominantly laid to lawn, which sits neatly opposite the greensward and adds to the pleasant setting. A driveway provides off-street parking for several vehicles, while the garage offers useful additional storage or secure parking.

To the rear, a generously sized garden is also predominantly laid to lawn, providing plenty of outdoor space to enjoy. The garden further benefits from rear access to the garage, adding to the practicality of the outside space.

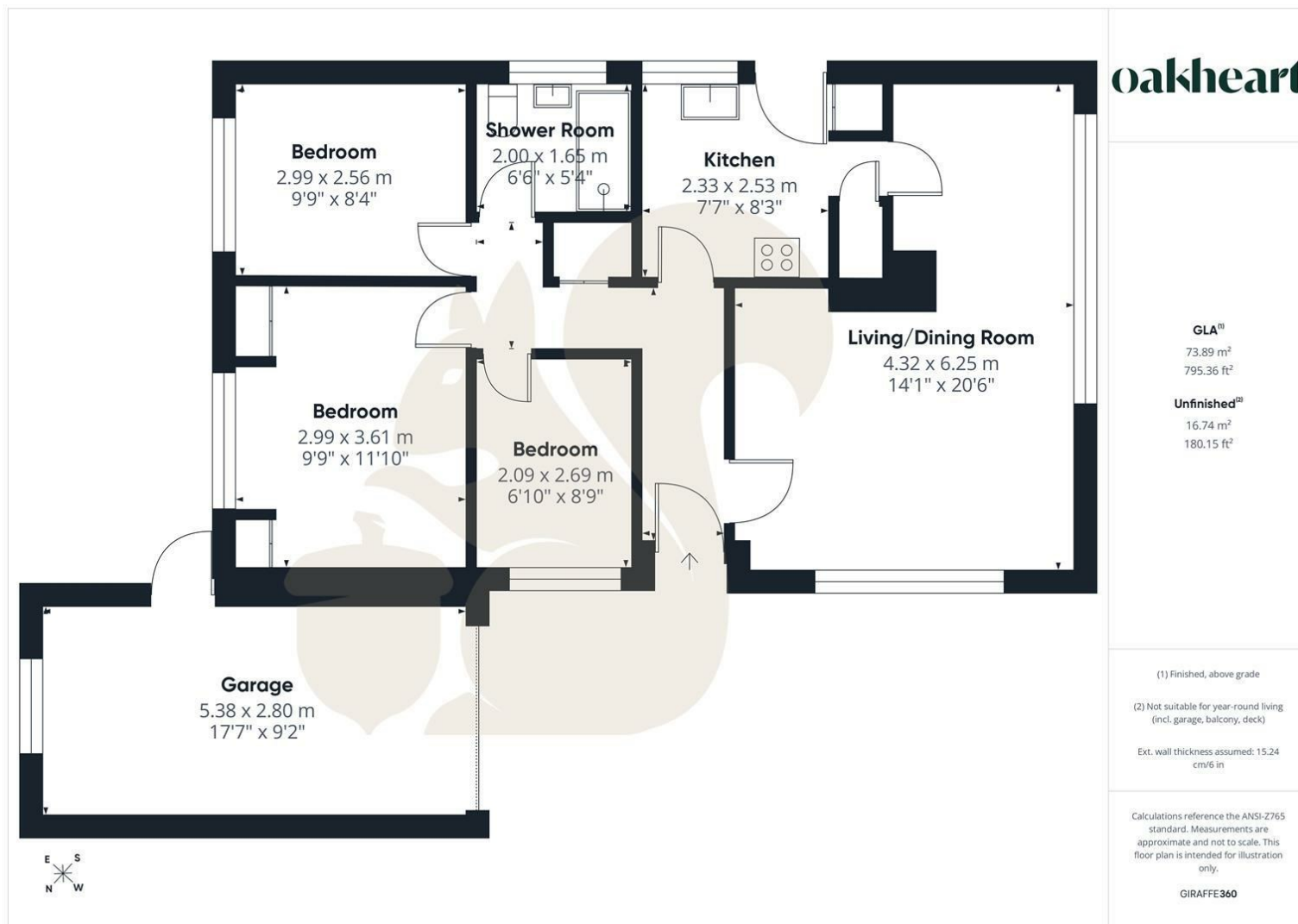
The property's peaceful position, generous gardens and proximity to Sudbury town centre make it an appealing opportunity for those seeking single-storey living with convenient access to local shops, amenities and transport links.











Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

### 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>                                   |                            |           |
| (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<br>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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