

oakheart

£200,000

Offers In The Region Of
Orchard Place, Church Street



A charming and characterful cottage, ideally situated within a picturesque setting and within easy walking distance of Sudbury town centre and its train station. Offered to the market with NO ONWARD CHAIN, this delightful home provides well-balanced accommodation including two reception rooms, a recently fitted kitchen, a generous double bedroom, and a first-floor bathroom.

Upon approach, the property sits behind a well-maintained lawn frontage, creating an attractive first impression. Entry is via a practical boot room, ideal for the storage of coats and shoes. The living room is positioned to the front of the property, enjoying pleasant views over the garden. The recently fitted

kitchen features a stylish range of blue base and wall-mounted units complemented by timber work surfaces, an integrated oven, four-ring induction hob, inset ceramic sink with mixer tap, and space for additional appliances.

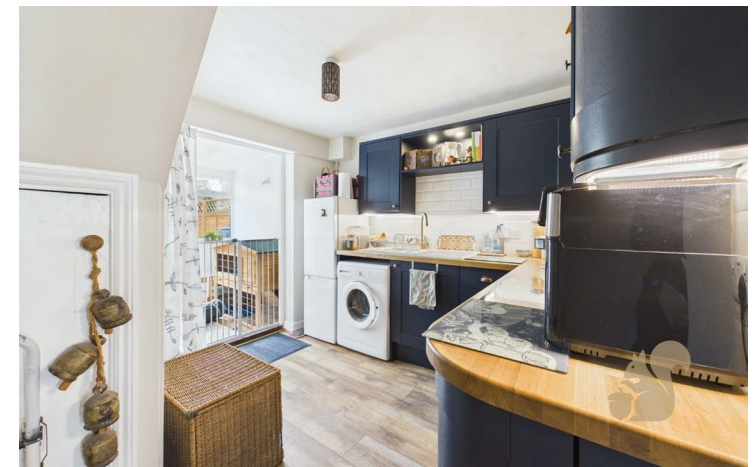
To the rear, a versatile sun room provides an excellent additional reception space, with doors opening directly onto the garden, making it ideal as a dining area or home office.

Upstairs, the property offers a well-proportioned double bedroom complete with a feature fireplace and useful storage cupboard. The spacious bathroom

comprises a panelled bath, separate shower cubicle, low-level WC, and wash hand basin.

Externally, the rear garden begins with a paved seating terrace and extends to a lawned area, providing a private and low-maintenance outdoor space. A brick-built shed to the rear offers useful dry storage.

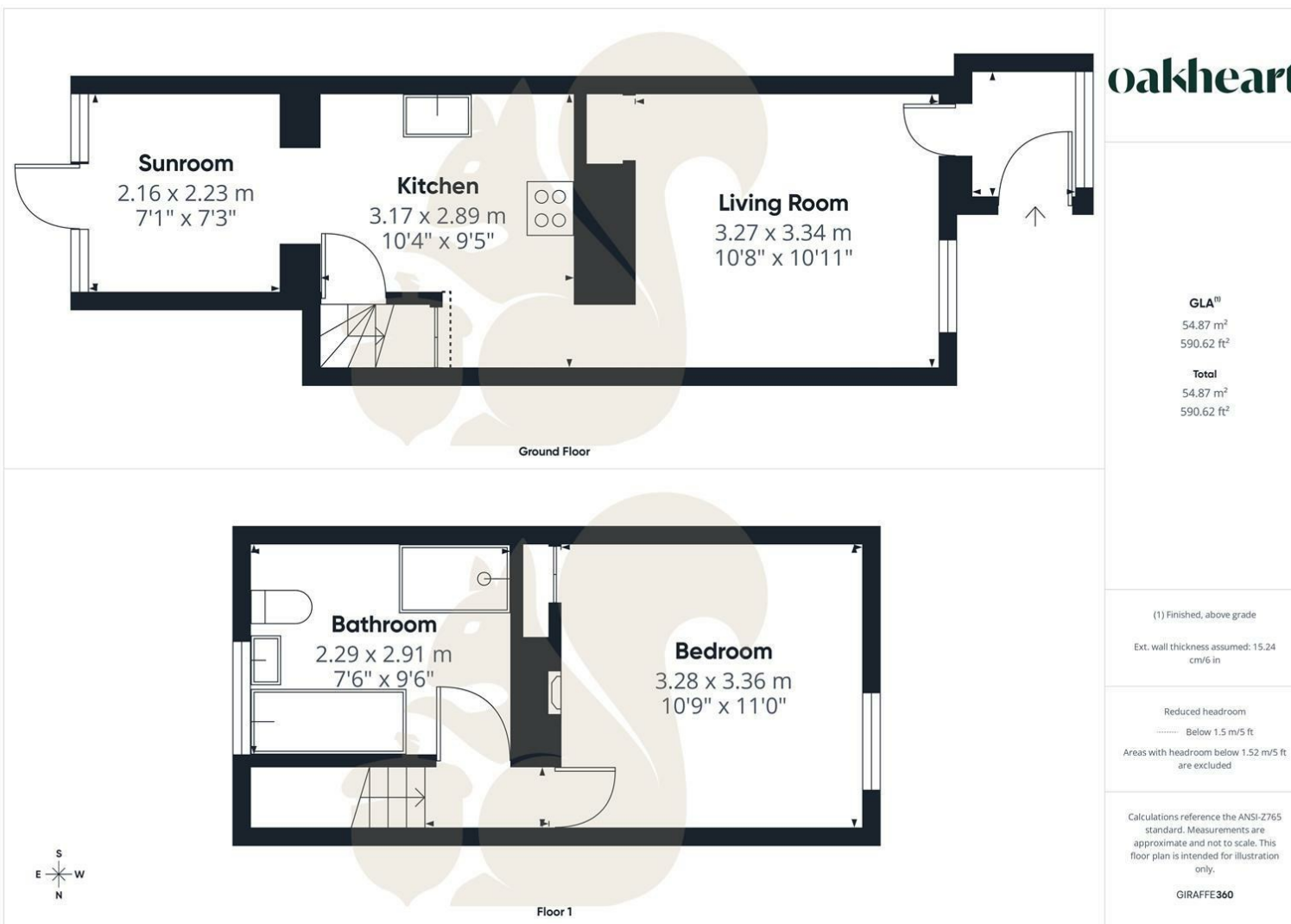
Early viewing is highly recommended to fully appreciate the charm and convenience this property has to offer. Contact Oakheart today to arrange your viewing.











GLA¹⁾
54.87 m²
590.62 ft²

Total
54.87 m²
590.62 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:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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.