

oakheart



£260,000

Price Guide

Uplands Road, Sudbury



£260,000 - £270,000 Situated within a popular residential location close to local schooling, shops, and everyday amenities, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation ideally suited to first-time buyers, young families, or investment purchasers.

The property is approached via a tarmac driveway providing off-road parking and opens into a welcoming entrance hall with stairs rising to the first floor. The generous lounge is positioned to the front of the property and benefits from three windows allowing plenty of natural light, together with a feature fireplace housing a gas fire, creating a bright and comfortable main living space.

To the rear is the kitchen offering an excellent range of fitted wall and base units with ample work surface space, alongside integrated appliances including oven, hob, dishwasher, and space for a washing machine. The room enjoys dual aspect windows together with direct access onto the rear garden, making it a practical and sociable space for everyday living.

On the first floor, there are three well-proportioned bedrooms, including two comfortable doubles and a further single bedroom which could also work well as a nursery or home office. The accommodation is served by a fully tiled family bathroom fitted with a modern suite and shower over bath.

Externally, the rear garden begins with a patio seating area with the remainder predominantly laid to lawn, providing a good amount of outdoor space for families and entertaining. A particular feature is the large shed/workshop with power and lighting connected, ideal for storage, hobbies, or home working. Further benefits include side access, external power points, and an outside tap.

Call Oakheart today to arrange your viewing!



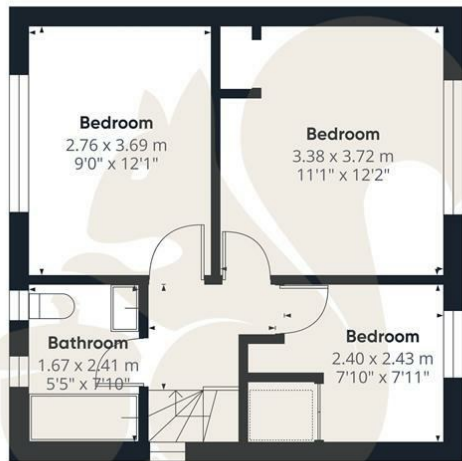








Ground Floor



Floor 1



oakheart

GLA^m
82.02 m²
882.82 ft²

Total
82.02 m²
882.82 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

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:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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

oakheart