

oakheart



£280,000

Offers In The Region Of  
Waldingfield Road, Sudbury



This charming Victorian two-bedroom semi-detached home is ideally positioned within easy reach of Sudbury town centre, offering an attractive blend of period character and modern-day convenience. Beautifully presented throughout, the property is perfectly suited to first-time buyers, professionals, or those seeking a characterful home close to local amenities.

The accommodation begins with a welcoming entrance leading into the bay-fronted living room, a bright and inviting space centred around an attractive original cast iron fireplace. Beyond, the spacious dining room provides an excellent area for entertaining and family dining, complemented by a wood-burning stove that creates a warm and cosy atmosphere. To the rear, the

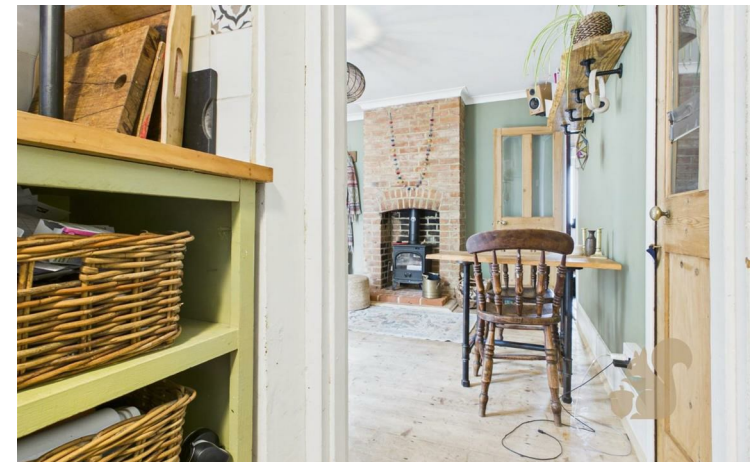
kitchen is well-appointed and benefits from a separate utility room, providing valuable additional storage and keeping everyday appliances neatly tucked away.

The first floor comprises two generous double bedrooms, both retaining their original cast iron fireplaces, which add further charm and character. A spacious family bathroom completes the first-floor accommodation.

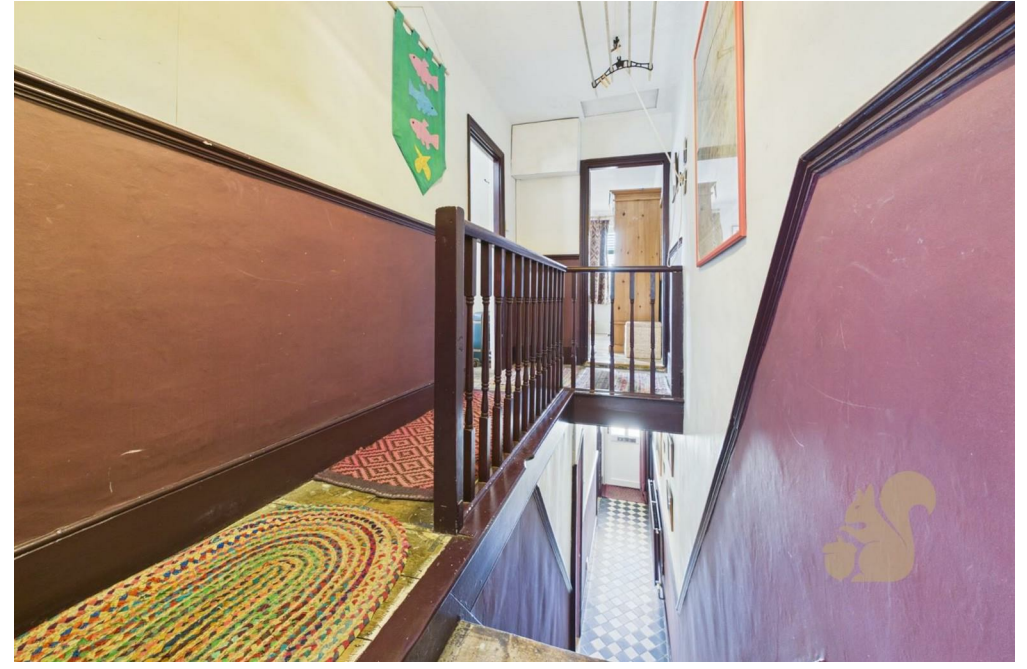
A particular feature of the property is the substantial cellar, providing excellent storage space and offering potential for a variety of uses, or possible future conversion, subject to the necessary consents.

The generous, established rear garden is arranged over staggered levels and offers an attractive outdoor space to enjoy throughout the year. Immediately adjoining the property is a paved seating area, ideal for outdoor dining and entertaining, which leads through to well-stocked flower beds. Beyond, a spacious lawned area provides ample room for families and keen gardeners alike. Situated at the rear of the garden is an elevated decked seating area, creating a fantastic vantage point over the garden and complete with a timber summer house.

Call Oakheart today to arrange your viewing!











**oakheart**

**GLA<sup>1)</sup>**  
73.75 m<sup>2</sup>  
793.83 ft<sup>2</sup>

**Total**  
97.43 m<sup>2</sup>  
1048.77 ft<sup>2</sup>

(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:  
B

**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 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**