

oakheart



£220,000

Middleton Road, Sudbury

This charming two-bedroom cottage is ideally located just a short distance from Sudbury town centre, offering convenient access to a range of local amenities, as well as the picturesque Stour Valley Path, perfect for countryside walks and outdoor enthusiasts.

The ground floor comprises a cosy living room to the front, providing a comfortable and inviting space to relax. To the rear, the kitchen/dining area offers a practical layout with space for cooking and dining, along with access to the garden. The kitchen features a range of white base and wall mounted units topped with timber work surfaces, white tiled splash backs, an integral oven with four ring induction hob and an inset stainless steel sink and drainer unit

complete with mixer tap. A ground floor bathroom completes the accommodation offering a tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

Upstairs, the property features two well-proportioned bedrooms, both offering good natural light and flexibility for a variety of living arrangements.

Externally, the property benefits from a particularly generous rear garden, extending to a considerable length and mainly laid to lawn—ideal for families or keen gardeners. To the rear of the garden, a decked seating area with a timber pergola creates a wonderful space for outdoor entertaining and

relaxing.

Combining character, a convenient location and excellent outdoor space, this delightful cottage presents an ideal opportunity for first-time buyers, downsizers or investors alike. Early viewing is highly recommended.

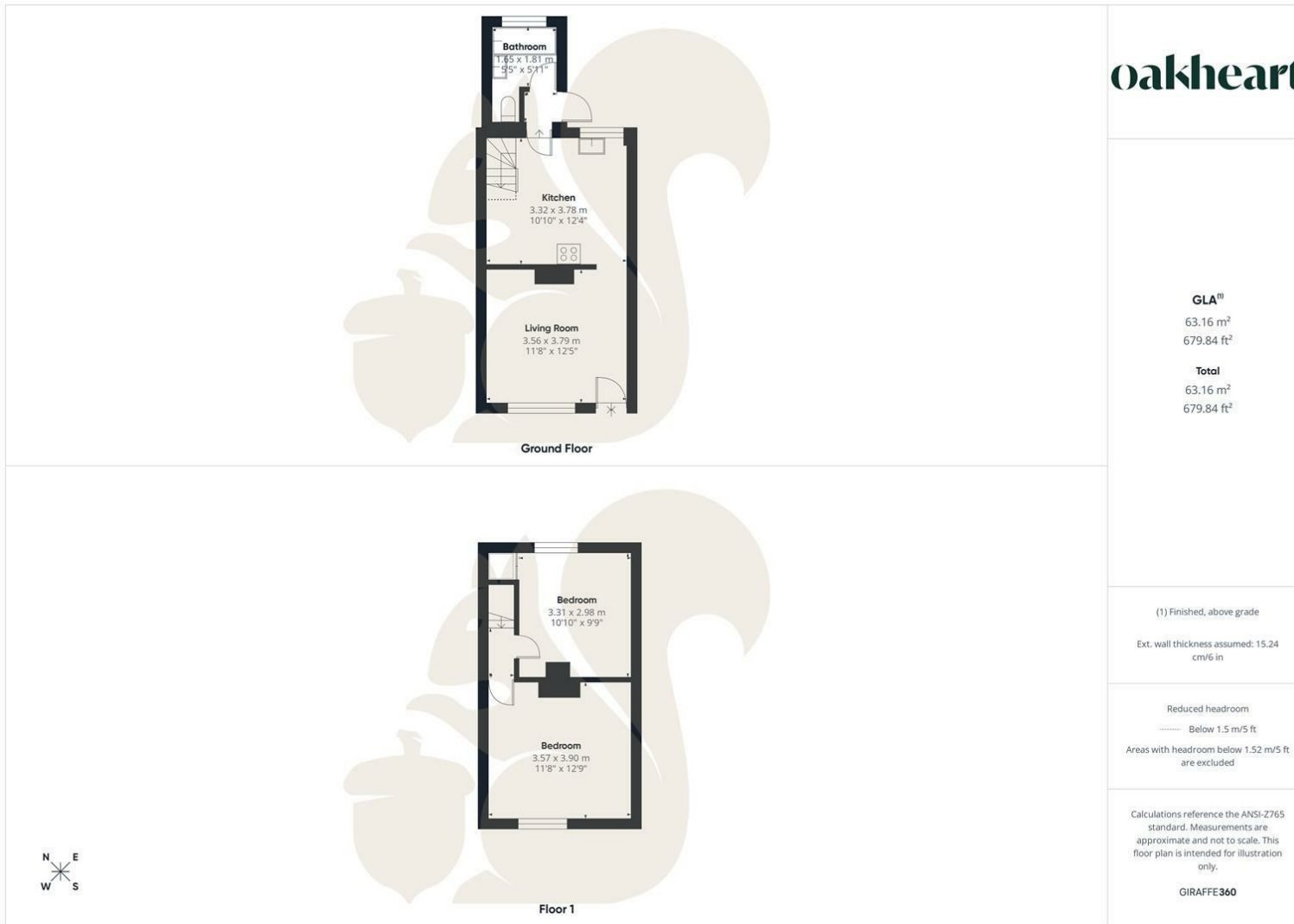
Call Oakheart today to arrange your viewing!











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GLA¹⁾
63.16 m²
679.84 ft²

Total
63.16 m²
679.84 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		
(69-80) C		
(55-68) D	68	77
(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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