

A stylized logo of a squirrel's head and tail, rendered in a light tan color, positioned in the bottom right corner of the image.

oakheart

£280,000

Offers Over
Gainsborough Road, Sudbury

Occupying an enviable position in the heart of Sudbury, this exceptional two-bedroom end-of-terrace home has been thoughtfully and extensively renovated by the current owners to an outstanding standard. Beautifully blending stylish contemporary finishes with an abundance of original character features, this is a home ready to move straight into and enjoy.

The ground floor offers two generous reception rooms, both filled with natural light and ideal for modern living and entertaining. The stunning shaker-style kitchen has been finished with quality cabinetry, attractive worktops and patterned tiled flooring, leading through to a practical utility area and downstairs cloakroom. Upstairs, there are two well-proportioned bedrooms

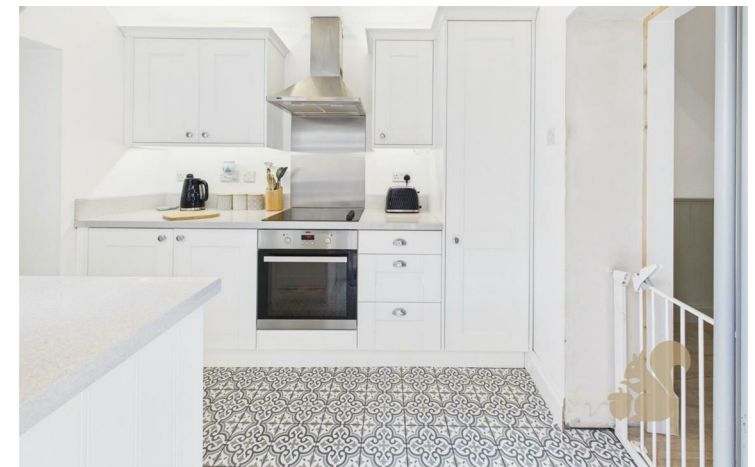
and a truly impressive family bathroom featuring a luxurious freestanding claw-foot bath, elegant sanitaryware and striking Victorian-inspired flooring, creating a real boutique hotel feel.

Throughout the property, the owners have retained many of the home's original features, including fireplaces, high ceilings and period detailing, whilst sympathetically modernising the rooms to create a perfect balance of character and contemporary style.

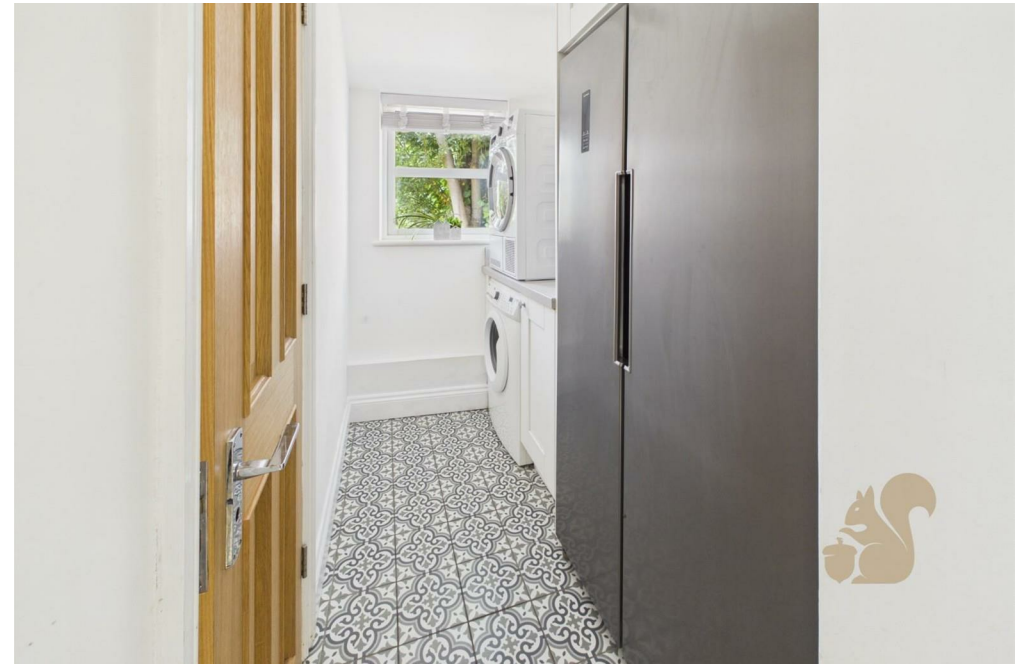
Outside, the attractive rear garden provides a private space to relax and entertain, with the rare advantage of off-road parking and a garage accessed

from the rear; an increasingly sought-after feature for a central Sudbury property.

Located just a short stroll from Sudbury's excellent range of independent shops, cafés, restaurants and everyday amenities, this outstanding home offers an exceptional lifestyle opportunity and is certain to impress from the moment you step inside.











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GLA[®]
81.29 m²
875.01 ft²

Total
81.29 m²
875.01 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:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	35	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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