

oakheart



£300,000

Offers In The Region Of  
Woodhall Close, Sudbury



Situated on a popular residential street a short distance from Sudbury Town Centre, this four-bedroom home presents an exciting opportunity for buyers looking to put their own stamp on a property. Offering generous living space and the potential for modernisation, this home is perfect for growing families or those seeking a project in a fantastic location.

The ground floor features a well-sized living room, ideal for relaxing or entertaining, along with a kitchen that provides plenty

of scope for redesign. A bright and airy conservatory at the rear offers additional living space, overlooking the garden. Upstairs, the home offers three bedrooms and a family bathroom, while a loft conversion adds a fourth bedroom complete with en-suite facilities—creating a private retreat with far-reaching views.

To the front, the property benefits from off-street parking for multiple vehicles, making it practical for busy households. The rear garden is mostly laid to lawn, the garden provides a blank

canvas for landscaping enthusiasts to create their ideal outdoor retreat. Mature trees and shrubs add a touch of greenery, while secure fencing ensures privacy. A paved patio area adjacent to the house is perfect for outdoor dining, while the vast open space makes it ideal for families, pets, or keen gardeners looking to transform the area.

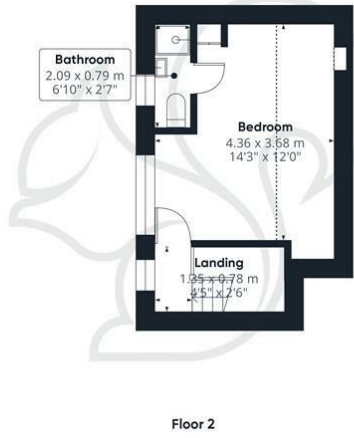
Call Oakheart today to arrange your viewing!











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**Approximate total area<sup>m</sup>**

105.9 m<sup>2</sup>  
1139.9 ft<sup>2</sup>

**Reduced headroom**

5.15 m<sup>2</sup>  
55.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


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.

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