

oakheart



£395,000

Offers In The Region Of
The Granary, Clare

This well-presented four-bedroom home offers spacious and versatile accommodation arranged over two floors, together with driveway parking, a detached garage and a generous wraparound garden.

The ground floor begins with a welcoming entrance hall providing useful storage and stairs rising to the first floor. The kitchen is positioned to the front of the property and is fitted with a range of matching base and wall units with work surfaces over, incorporating a stainless steel sink and drainer, integrated electric oven, four-ring hob and extractor fan. There is space for a fridge freezer, dishwasher and tumble dryer. The kitchen opens into the dining room, which enjoys a side aspect window and double doors leading through to the

sitting room. The sitting room is a generous space overlooking the rear garden, featuring sliding doors that open directly onto the patio. A ground floor cloakroom completes the downstairs accommodation.

To the first floor, the landing provides access to the loft space and an airing cupboard. The principal bedroom is a comfortable double with built-in wardrobes and the benefit of an en-suite shower room. Bedroom two is a further double with built-in storage, while bedrooms three and four are well-proportioned and both feature fitted wardrobes, offering flexibility for family living, home working or guest accommodation. The family bathroom is fitted with a white suite including a panelled bath with shower over, wash hand basin

and WC, complemented by full wall and floor tiling and a heated towel rail.

Outside, the property overlooks a small green and benefits from a detached single garage with power, lighting, a roller shutter door and a personal door leading into the garden. A driveway provides parking for several vehicles. Gated access leads to the spacious rear garden, which wraps around the property, featuring an immediate patio area ideal for outdoor entertaining, with the remainder mainly laid to lawn.



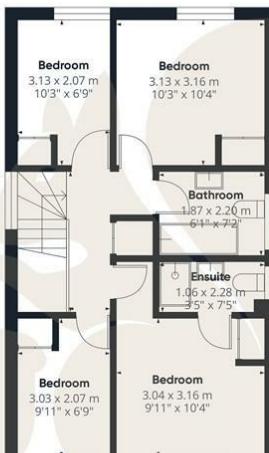








Ground Floor



Floor 1



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oakheart

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Approximate total area⁽¹⁾

92.3 m²
992 ft²

Reduced headroom
0.8 m²
8 ft²

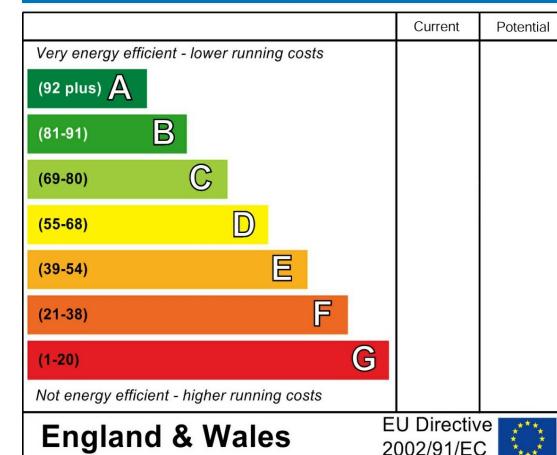
(1) Excluding balconies and terraces.

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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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