

oakheart



£375,000

Offers In The Region Of  
Park Lane, Sudbury

Occupying a prominent position on the fringe of the highly sought-after village of Glemsford, this detached three-bedroom home presents an exciting opportunity for buyers seeking a property with substantial potential. Set on a generous plot and enjoying stunning uninterrupted views across rolling countryside, the property further benefits from planning permission for a significant two-storey side extension and detached garage, with works already commenced.

The approved plans will transform the accommodation to provide two additional reception rooms and a utility area on the ground floor, whilst the first floor will benefit from an enlarged principal bedroom with en-suite

facilities and the addition of a family bathroom. Planning permission also allows for the construction of a single-storey garage to the side of the property, creating an exceptional family home in a truly enviable setting.

The existing accommodation is accessed via a welcoming entrance hall. To the front of the property is a useful and versatile reception room, which could also serve as a dining room. The well-proportioned living room enjoys picturesque field views and benefits from French doors opening onto the rear garden, whilst also leading through to the conservatory, creating a bright and versatile reception space.

The contemporary kitchen is fitted with a range of contemporary white units complemented by contrasting work surfaces and provides access to the current utility area. A ground-floor shower room comprising a shower cubicle, wash hand basin and WC completes the downstairs accommodation.

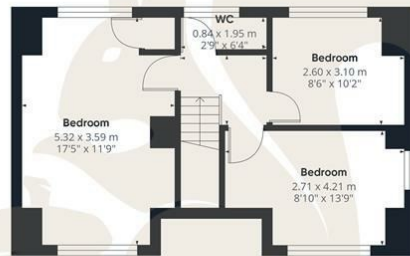
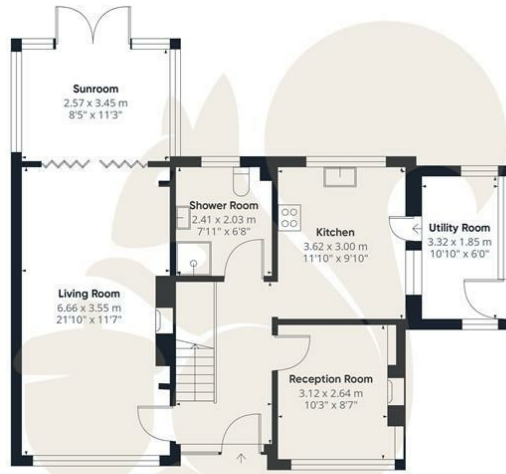
To the first floor are three generously sized bedrooms, with the principal bedroom benefitting from useful eaves storage and the second bedroom offering a built-in storage cupboard.











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**GLA<sup>TM</sup>**  
 124.32 m<sup>2</sup>  
 1338.12 ft<sup>2</sup>

**Total**  
 124.32 m<sup>2</sup>  
 1338.12 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 15.24 cm/6 in

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:

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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**