

**oakheart**



£1,300 Per Month

Per Month

Canterbury Road, Sudbury

Nestled within the sought-after Chaucer Estate in Sudbury, this beautifully presented three-bedroom detached bungalow offers stylish, single-level living in a peaceful residential setting.

At the heart of the home is a sleek, contemporary kitchen, thoughtfully designed with light grey wall and floor-mounted units, timber-effect work surfaces, and integrated appliances including an eye-level oven and four-ring ceramic hob. A stainless steel sink with mixer tap sits beneath a garden-facing window, while a glazed door provides

convenient access to the outside. The spacious living room is flooded with natural light thanks to its dual aspect windows, creating a warm and inviting space for relaxation and entertaining. The bungalow features two generously sized double bedrooms and a third bedroom, allowing space to accommodate a small double bed, which would also make an ideal study or guest room. A modern, fully tiled shower room completes the accommodation, boasting a double-width shower cubicle, low-level WC, and wash hand basin.

The rear garden offers a low-maintenance yet versatile outdoor space, perfect for relaxing or entertaining. A paved patio area provides an ideal spot for al fresco dining, while a neat lawn adds a touch of greenery. A raised block-paved terrace offers additional seating or potential for further landscaping, all enclosed by a secure wooden fence for privacy.

To the front of the property is a block paved driveway and single garage, allowing for ample parking space.

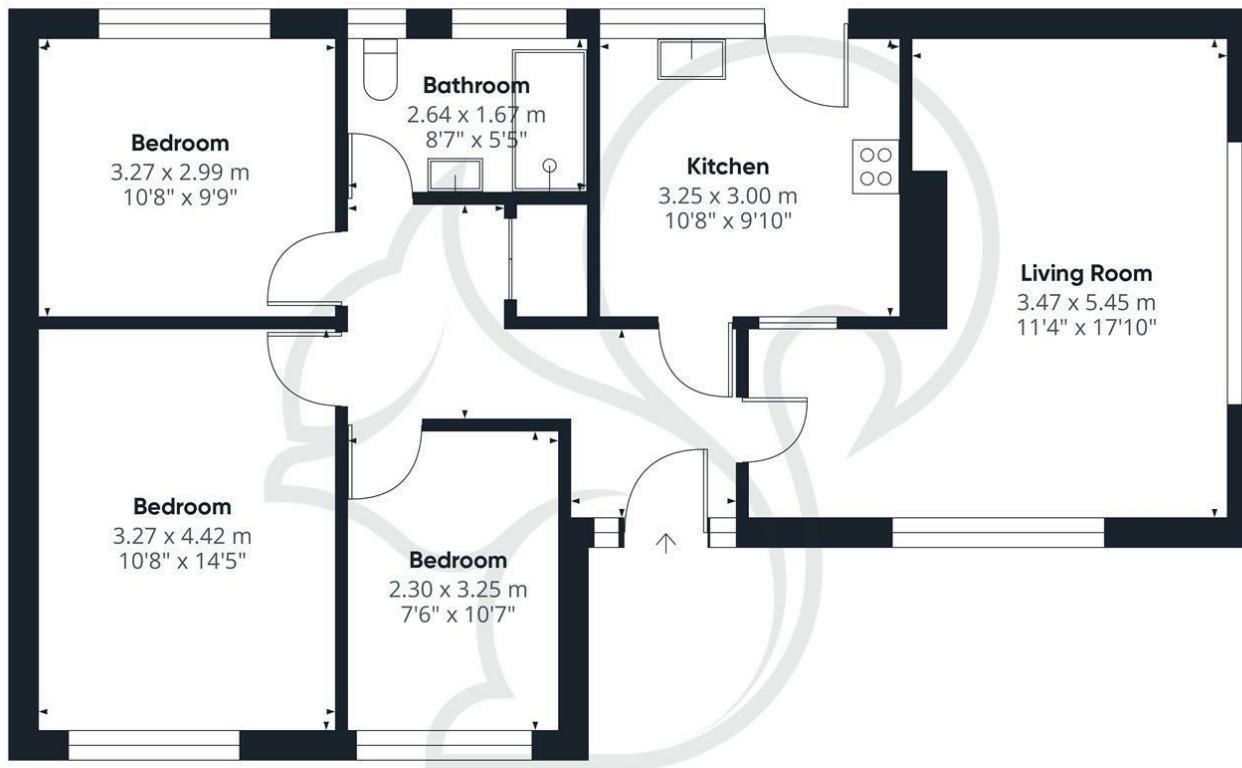
Call Oakheart today to arrange your viewing!











**Bedroom**  
3.27 x 2.99 m  
10'8" x 9'9"

**Bathroom**  
2.64 x 1.67 m  
8'7" x 5'5"

**Kitchen**  
3.25 x 3.00 m  
10'8" x 9'10"

**Living Room**  
3.47 x 5.45 m  
11'4" x 17'10"

**Bedroom**  
3.27 x 4.42 m  
10'8" x 14'5"

**Bedroom**  
2.30 x 3.25 m  
7'6" x 10'7"

Approximate total area<sup>(1)</sup>  
80.22 m<sup>2</sup>  
863.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

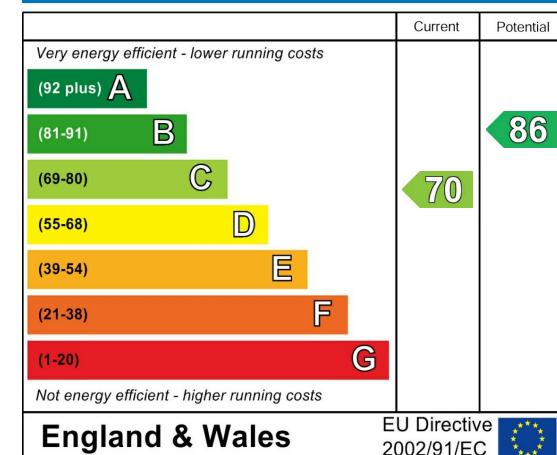
GIRAFFE360

Local Authority:  
Babergh

Tenure:

Council Tax Band:  
D

## 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.