

oakheart

£270,000

Offers In The Region Of
Woodhall Close, Sudbury



Offered for sale with no onward chain, this individually built two double bedroom detached bungalow presents an excellent opportunity for those seeking single-storey living in the popular market town of Sudbury. Benefiting from generous living accommodation, ample off-road parking and a private rear garden, the property is ideally suited to downsizers, first-time buyers and investors alike.

The accommodation is accessed via a welcoming entrance hall and features a well-appointed kitchen with a range of fitted units and space for appliances. A particular highlight of the home is the impressive 29ft lounge/dining room, providing an excellent space for both everyday living and entertaining, with

French doors opening into a bright conservatory overlooking the garden.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from direct access to the bathroom. The bathroom comprises a bath with mixer tap, vanity wash hand basin and low-level WC.

Externally, the property enjoys a generous frontage with hardstanding providing ample off-road parking, together with a carport and useful storage sheds. The enclosed rear garden features a patio seating area leading onto a lawned garden with side access.

Situated within easy reach of Sudbury town centre, residents can enjoy a wide range of amenities including shops, cafés, restaurants, leisure facilities, sports clubs and the renowned Quay Theatre. The town also offers attractive riverside walks and a branch line railway station connecting to London Liverpool Street via Marks Tey.

Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart