

# oakheart



£250,000

Offers In The Region Of  
Hawkins Road, Sudbury

A well-presented and extended three bedroom terraced property, ideally situated within a short distance of local schooling and a range of everyday amenities. The property offers well-proportioned accommodation arranged over two floors, making it an ideal home for families, first-time buyers or those looking for a property in a convenient location.

Upon approach, the property is set behind a well-maintained front garden, with a block-paved pathway leading to the front door. Entrance is gained into a welcoming internal hallway, providing access to the principal rooms.

The living room is positioned at the front of the property and enjoys a large

front-facing window, allowing plenty of natural light into the room. To the rear, the recently fitted kitchen/diner features a range of sleek grey Shaker-style base and wall-mounted cabinetry, complemented by stylish grey work surfaces and a breakfast bar. Integrated appliances include an oven, five-ring gas hob and dishwasher, whilst an inset ceramic sink and drainer with chrome mixer tap completes the kitchen. A versatile study/utility room and downstairs WC complete the ground floor.

Upstairs are three well-proportioned double bedrooms, all served by a contemporary family bathroom. The bathroom comprises a separate shower cubicle, Jacuzzi bath, low-level WC and wash hand basin.

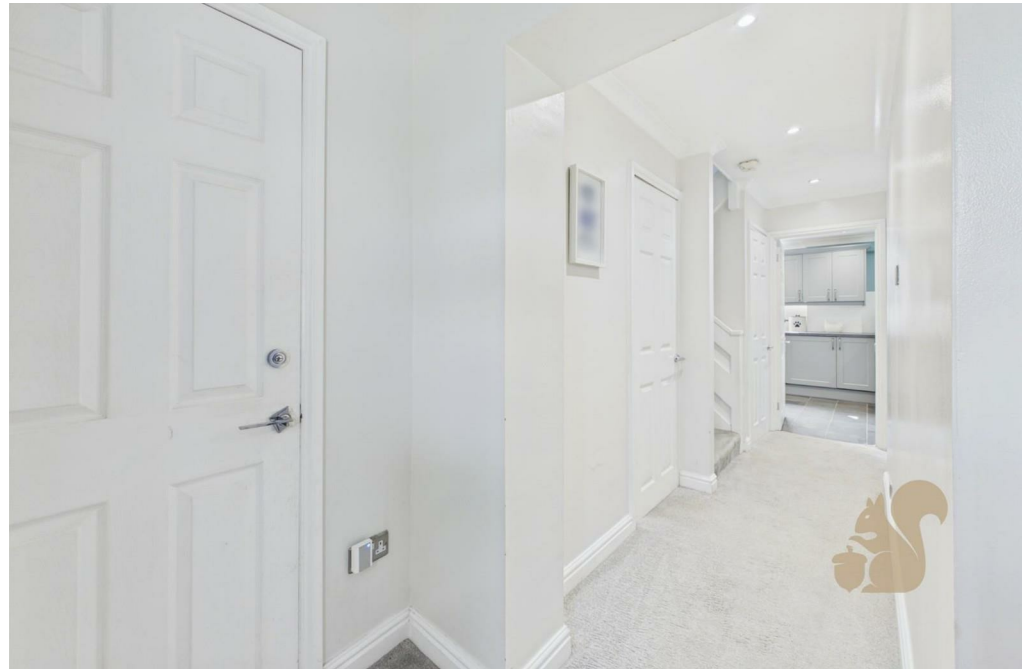
Outside, the well-landscaped rear garden has been designed with ease of maintenance in mind. A paved seating area provides an ideal space for outdoor entertaining and al fresco dining, leading onto a stylish grey-stoned area, perfect for potted plants and further seating.

The property further benefits from a single garage positioned to the front, providing useful additional storage and parking.

Call Oakheart today to arrange your viewing.











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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.

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

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