

oakheart

£325,000

Offers Over  
Deben Drive, Sudbury



Nestled in a tranquil setting on Deben Drive, Sudbury, this charming detached bungalow presents an excellent opportunity for those seeking a spacious home with potential for personalisation.

The bungalow features a bright and airy lounge, overlooking the expansive rear garden, while an additional reception room offers versatility for a dining area, study, or another bedroom. The property is complemented by a well-appointed family bathroom,

ensuring convenience for all residents.

Set on a large plot, the bungalow is surrounded by its garden, ideal for outdoor enthusiasts or those who simply wish to enjoy a peaceful retreat. The property also includes a detached single garage, providing secure storage or potential for a workshop. Furthermore, there is a section of the garden that can be utilised as off-road parking, adding to the practicality of this delightful home.

Although the bungalow is in need of modernisation, it presents a blank canvas for buyers to create their dream living space. With no onward chain, this property is ready for immediate occupancy, allowing for a smooth transition into your new home.

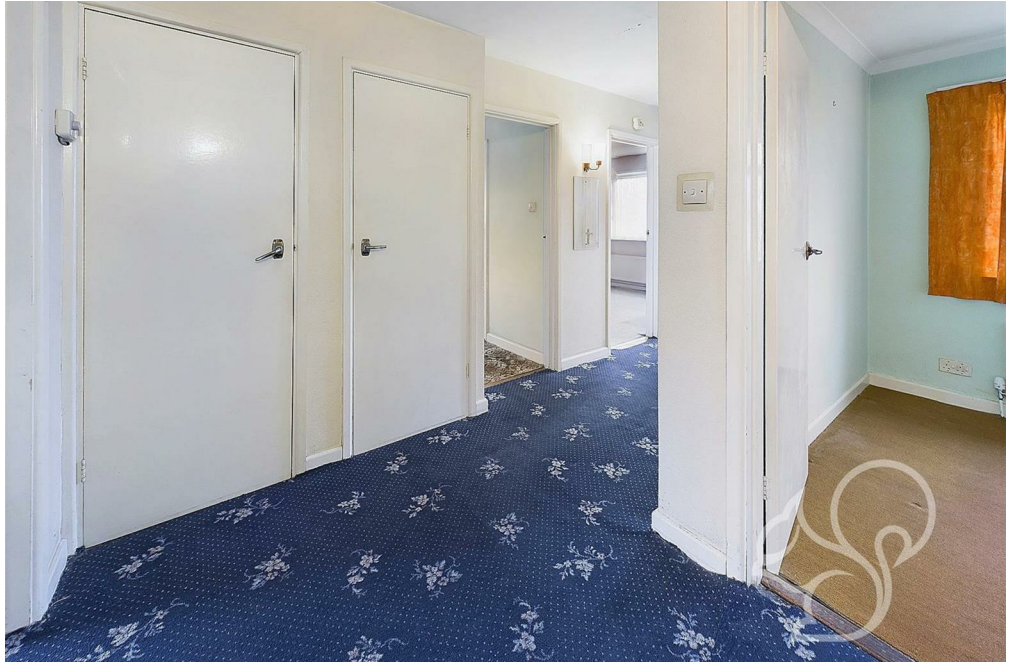
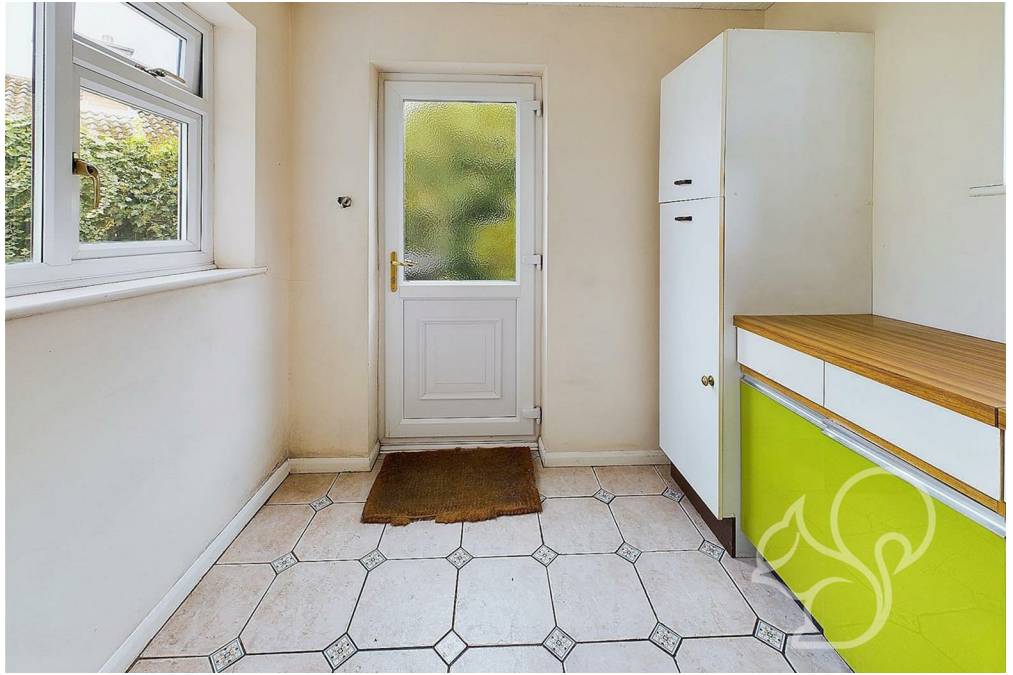
This is a rare opportunity to acquire a spacious bungalow in a quiet location, overlooking an area of greensward, making it a perfect choice for those seeking a serene lifestyle in Sudbury. Don't miss the chance to make this property your own.







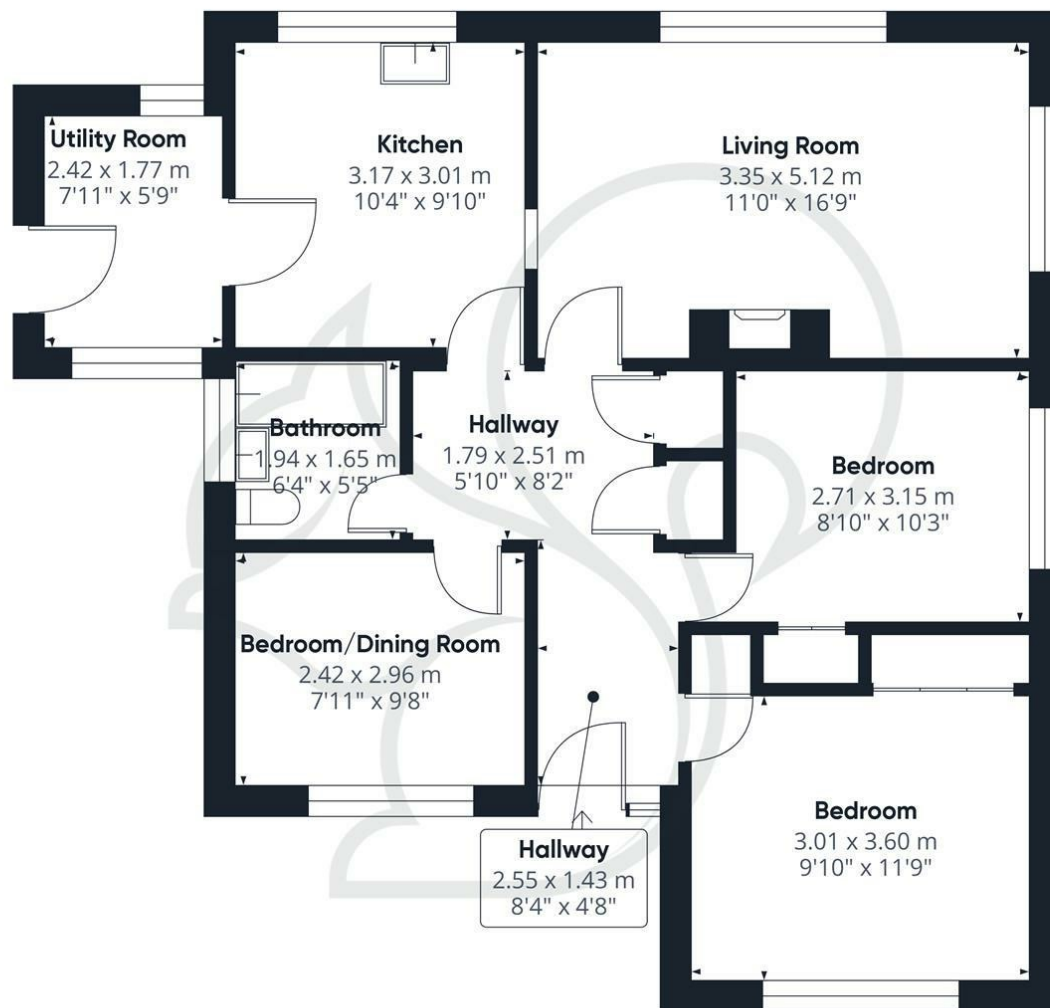












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Approximate total area<sup>®</sup>  
73.17 m<sup>2</sup>  
787.6 ft<sup>2</sup>

(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:**  
Freehold

**Council Tax Band:**  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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.

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