

**oakheart**



Located within a quiet and well sought after residential street just a short distance from Sudbury town centre, this beautifully presented two bedroom semi-detached home offers modern living with two double bedrooms, a ground floor WC, large living area and off street parking.

The ground floor accommodation commences with a welcoming entrance hall allowing access to the cloakroom, a modern fitted kitchen to the front of the property comprising of an integrated oven with four ring gas hob, space for appliances and an inset sink and drainer unit with

chrome mixer tap. A spacious living/dining room is positioned to the rear. With French doors opening onto the garden, the living space is light and airy, making it perfect for both everyday living and entertaining.

Upstairs, the property offers two well-proportioned bedrooms. The principal bedroom includes its own en suite shower room, while the second double bedroom is served by the family bathroom. The family bathroom features a sleek white tiled finish comprising of a panel bath with shower over the tub, low level WC and wash hand basin.

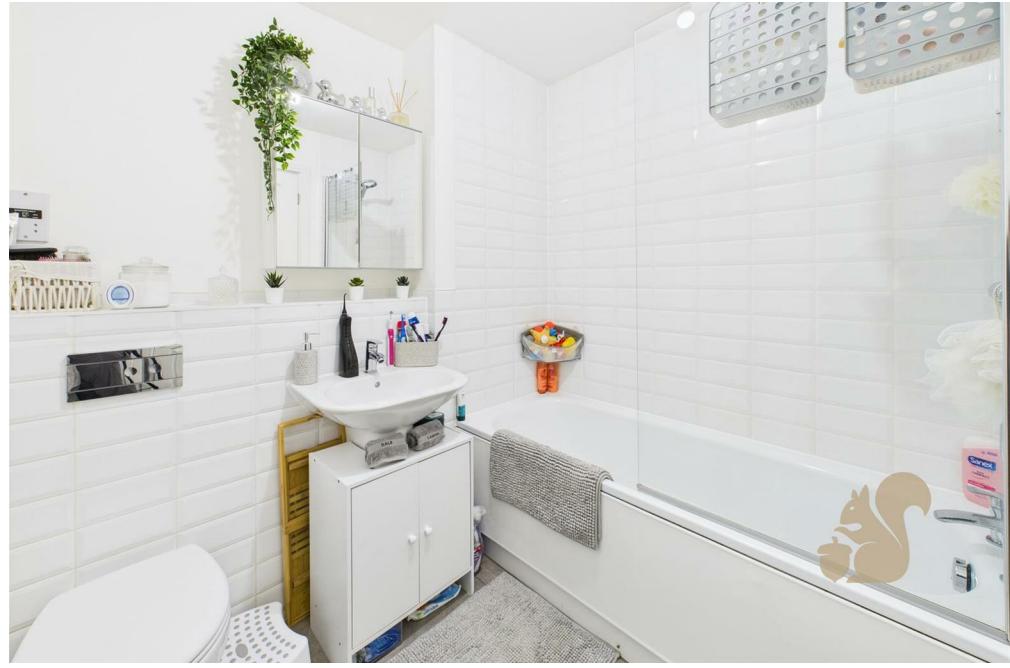
Outside, the property enjoys a driveway providing parking for two vehicles. The rear garden is enclosed, mainly laid to lawn, and includes a patio seating area - ideal for outdoor dining.

Constructed in 2016, this modern home is situated within easy reach of Sudbury town centre with its range of shops, amenities, schools and transport links, making it an excellent choice for first-time buyers, downsizers or investors alike.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1

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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

Approximate total area<sup>(1)</sup>

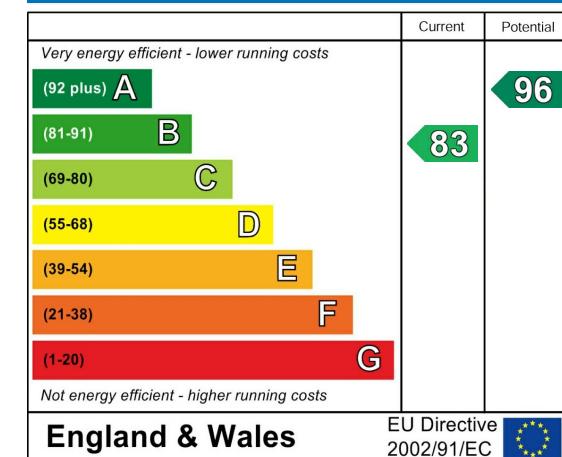
61.5 m<sup>2</sup>  
662 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### 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.

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