

oakheart



£500,000

Price Guide

Cross End, Pebmarsh

£500,000 - £550,000 Situated on the edge of a highly regarded North Essex village within walking distance of a pub, restaurant and nearby school, this well-maintained detached chalet-style home offers flexible and adaptable accommodation suited to modern family life, including the added benefit of a self-contained annexe ideal for multi-generational living or guest use.

The property opens into a welcoming entrance area leading through to a central hall with distinctive slate flooring. The main sitting room is positioned to enjoy garden views, with French doors opening onto a south-facing decked terrace, creating a natural extension for entertaining during the warmer months. Oak flooring and a wood-burning stove add warmth and character.

The kitchen/breakfast room acts as the social hub of the home, fitted with shaker-style units, solid wood worktops, a Belfast sink and range-style cooker. French doors open onto a sandstone terrace, allowing for easy indoor-outdoor living. The ground floor also provides three further highly versatile rooms that can serve as additional reception areas, bedrooms or home office space depending on individual requirements. One benefits from direct access to the terrace and a walk-in wardrobe, while others include built-in storage.

Upstairs, a bright landing leads to two well-proportioned bedrooms with useful eaves storage and countryside views, alongside a contemporary shower room.

The attached annexe has its own private entrance and includes a kitchen/living space opening onto the garden, a separate bedroom and a modern wet room. It also benefits from its own council tax banding.

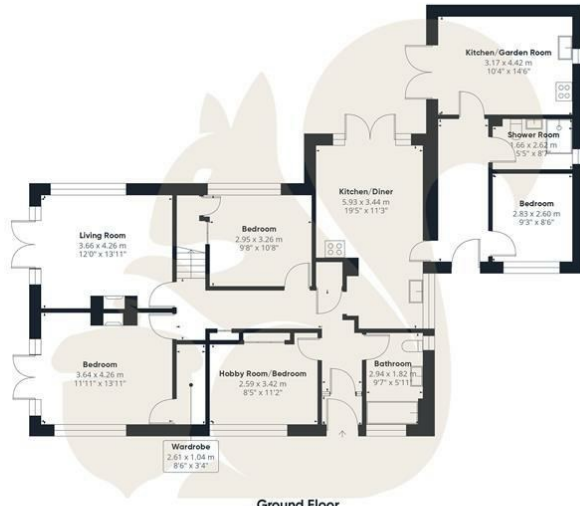
Externally, the property is approached via a generous block-paved driveway providing extensive parking. The rear garden enjoys a desirable south and westerly aspect, with lawned areas, mature planting, seating terraces and a natural pond creating a peaceful and private setting. A covered terrace, timber shed and log store further enhance the outdoor space.



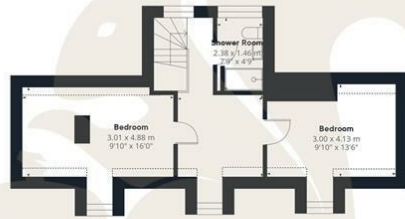








Ground Floor



Floor 1



oakheart

Approximate total area⁽¹⁾

167.7 m²
1805 ft²

Reduced headroom

4 m²
43 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 66 | |
| (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