

oakheart

£220,000

Price Guide

Harp Close Road, Sudbury

£220,000 - £230,000 An attractive and immaculately presented two double bedroom Victorian home, forming part of a charming row of Suffolk white brick properties, ideally situated within a short walking distance of Sudbury town centre and the train station.

To the front of the property, the sitting room features a large sash window that allows for an abundance of natural light, along with bespoke alcove cabinetry and shelving providing excellent storage. The dining room also benefits from bespoke cabinetry, finished in a Farrow & Ball colour palette, with a rear-facing window overlooking the garden and stairs rising to the first floor.

The kitchen is fitted with a range of stylish grey base units complemented by timber work surfaces. It includes an integrated oven, a four-ring Bosch induction hob, space for a fridge freezer, dishwasher and washing machine, and an inset stainless steel sink with drainer and chrome mixer tap.

Upstairs, the principal bedroom is positioned at the front of the property and spans the full width of the home, offering ample space for a double bed and additional furnishings. A second double bedroom overlooks the rear garden, enjoying far-reaching views towards the town and St Peter's Church. The family bathroom is located at the rear and features a partially tiled finish, comprising a panelled bath with shower over, low-level WC, and wash hand

basin.

The south-west facing rear garden is a standout feature, measuring approximately 100 feet in length. It begins with a concrete seating area, which provides access to a useful brick-built storage space with power. This leads onto a generous lawn bordered by a variety of established plants and shrubs. At the far end of the garden, there is a substantial timber shed, ideal for additional dry storage.

Contact Oakheart today to arrange your viewing.





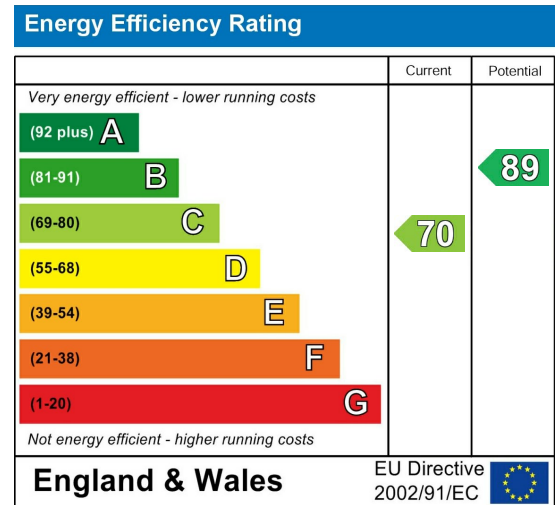




Local Authority:

Tenure:
Freehold

Council Tax Band:
B



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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