

oakheart



£250,000

Offers In The Region Of
Cats Lane, Sudbury



Situated within a popular and established residential location just a short distance from Sudbury town centre and the railway station, this charming Victorian two-bedroom end-of-terrace home offers well-presented accommodation combined with a number of thoughtful modern improvements.

The property is entered via a spacious open-plan living and dining room, creating a welcoming and versatile reception space ideal for both everyday living and entertaining. A particular feature of this room is the attractive wood-burning stove, providing a cosy focal point and complementing the character of the property. Stairs rise to the first floor, whilst the room flows

naturally through to the fitted kitchen at the rear. The kitchen offers an excellent range of storage and workspace and benefits from the added comfort of underfloor heating. Beyond the kitchen is a useful utility area and ground floor WC, both of which also enjoy underfloor heating, adding further practicality and convenience.

On the first floor, there are two bedrooms, including a generous principal bedroom and a well-proportioned second bedroom, both served by a family bathroom.

Externally, the property enjoys a particularly attractive rear garden which has

been designed with both relaxation and entertaining in mind. Immediately to the rear of the house is a decked seating terrace, ideal for outdoor dining, which leads onto an area predominantly laid to lawn. At the far end of the garden is a further decked seating area alongside a timber shed, which benefits from both power and lighting, making it suitable for use as a workshop, hobby space, or additional storage.

Further benefits include two external taps, providing both hot and cold water supplies, together with the excellent location, offering convenient access to Sudbury's wide range of amenities, schooling, leisure facilities, riverside walks and branch line railway station with connections to London Liverpool Street via Marks Tey.



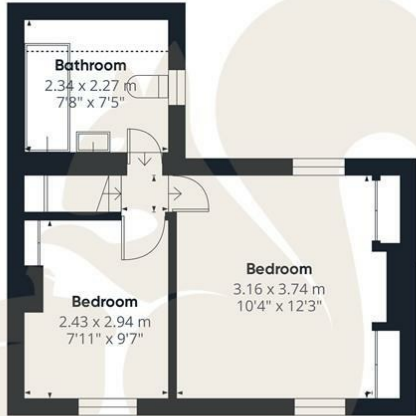








Ground Floor



Floor 1



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GLA¹⁾
65.72 m²
707.41 ft²

Total
69.79 m²
751.23 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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.

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