

oakheart



£325,000

Price Guide

Churchill Drive, Sudbury

£325,000 - £340,000 Situated within walking distance of Sudbury town centre, this tastefully presented three-bedroom family home offers well-appointed accommodation with the added benefits of a garage, driveway parking and potential to extend (subject to the necessary planning permissions).

The current owners have finished the ground floor to a high standard, creating a stylish and welcoming living space. The accommodation begins with a light and spacious entrance hallway with useful under-stairs storage and wooden flooring. The generous living room enjoys a pleasant front aspect and features a fireplace, creating a comfortable space for relaxing.

To the rear of the property lies the heart of the home, a stunning open-plan kitchen/dining room fitted with a range of eye and base level units and complementary work surfaces. Integrated appliances include a double oven and microwave, induction hob, dishwasher and washing machine, along with space for an American-style fridge freezer. A double sink sits beneath a window overlooking the rear garden, while wooden flooring runs throughout the space, enhancing the contemporary feel. The ground floor is further complemented by a modern shower room with WC and wash basin. On the first floor, the landing provides access to all three bedrooms and features a built-in airing cupboard. The two principal bedrooms are generous doubles, both benefiting from built-in wardrobes. The third bedroom is also

well-proportioned and enjoys views over the rear garden. The family bathroom comprises a modern white suite including a panel-enclosed bath, WC and wash basin.

Outside, the rear garden provides an ideal family space with a patio seating area, a good-sized lawn and secure fencing. To the front of the property, a driveway provides off-road parking and leads to the garage, with gated side access to the rear garden.

Call Oakheart today to arrange your viewing!



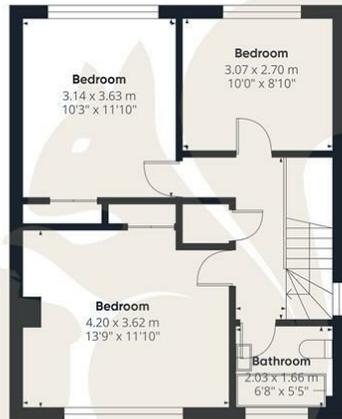








Ground Floor



Floor 1



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Approximate total area⁽¹⁾

111.8 m²
1204 ft²

(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

Local Authority:

Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

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

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