

**oakheart**



**£325,000**

Offers In The Region Of  
Aubrey Drive, Sudbury

\*SOLD PRIOR TO MARKETING\* \*SIMILAR PROPERTIES REQUIRED\*

An executive three bedroom town house finished with high specification fixtures and fitting throughout located on the widely sought after Maidenfields development on the fringe of Sudbury. Enjoying a favourable position on the development overlooking greensward and featuring impressive accommodation space throughout, a well landscaped rear garden and a car port allowing off street parking, this residence makes for the perfect family home.

Entry to this home is gained to a bright and welcoming entrance hall

with stairs rising to the first floor. The kitchen/diner is located to the front of the property offering fully integrated appliances fit with a range of sleek cream floor and wall mounted units topped with stone work surfaces, four ring gas hob, inset sink and chrome mixer tap. The lounge is located to the rear of the property with french-style doors opening to the well landscaped rear garden. To the first floor are the second and third bedrooms, both of which allow space to accommodate double beds. The second bedroom further enjoys impressive natural light flow from dual aspect windows and integral storage space. The family bathroom offers a partially tiled finish comprising of a panel bath with shower over the tub, low level WC

and wash hand basin. The principal suite spans the entire second floor of this home providing a luxurious space to enjoy boasting vaulted ceilings featuring a Velux style skylight, integral wardrobe space and ensuite facilities featuring a prestigious marble effect tiled finish fit with a double width shower cubicle, ow level WC and wash hand basin.

The rear garden commences with a paved seating terrace that furthers to an area of lawn and shed. To the rear of the garden is a further paved seating terrace with timber pergola making for the perfect space for Summer BBQs and alfresco dining.

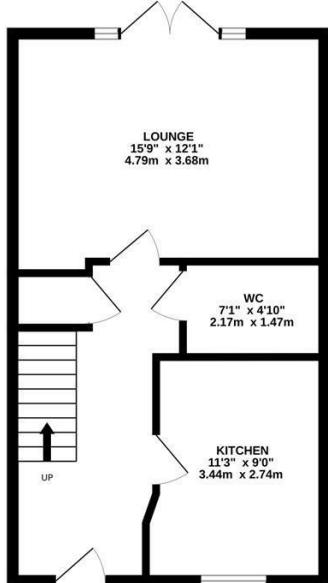




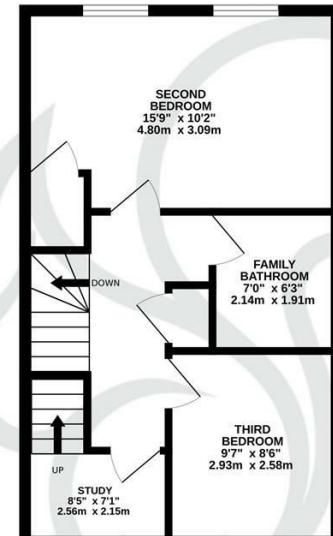




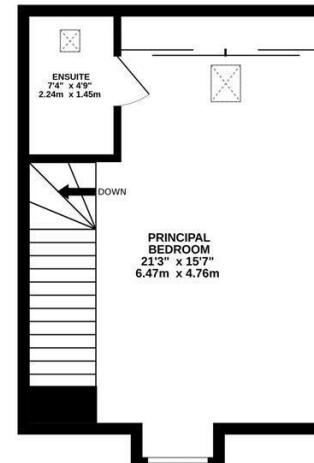
GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.

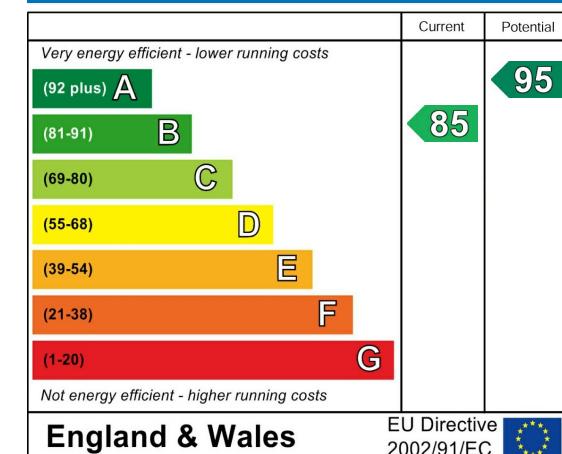


Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

#### Energy Efficiency Rating



TOTAL FLOOR AREA : 1187 sq.ft. (110.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Oakheart Sudbury  
01787 322 322  
sudbury@oakheartproperty.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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