

oakheart



£210,000

Guide Price

Nelson Road, Sudbury

GUIDE PRICE *£210,000 - £220,000* A well-presented three-bedroom family home offering generous living space, a modern kitchen/diner, and a private rear garden with a garage en bloc and off road parking, ideally located close to local amenities, schools and transport links.

A welcoming porch leads into the entrance hall, where stairs rise to the first floor and doors provide access to the WC, kitchen/diner and lounge. The spacious kitchen/diner is fitted with a range of contemporary wall and base units with worktops over, an inset one-and-a-quarter bowl sink with drainer and mixer tap, an integrated dishwasher and space for further appliances including a washing machine, tumble dryer, oven and fridge freezer. A bright

dining area sits to the front of the home, complemented by a double-glazed window and radiator. To the rear of the property, the lounge offers a comfortable and inviting space, with french patio doors opening directly onto the garden and allowing plenty of natural light to flood the room.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom is a generous double with a window to the front, while the second bedroom, also a double, enjoys views over the rear garden and greensward beyond. The third bedroom is a good-sized single, perfectly suited as a child's room, guest room or home office. The family bathroom includes a panelled bath with shower attachment over, low-level WC, pedestal wash hand basin

and a chrome heated towel radiator.

The rear garden commences with a paved seating terrace under an attractive timber pergola. This space leads to an area of artificial lawn making for a low maintenance and usable external setting. To the rear of the garden is a gate that opens onto the greensward.

Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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