

oakheart



£300,000

Offers In The Region Of  
Rye Hill, Sudbury

A well-presented three-bedroom end of terrace modern home arranged over three floors, offering generous open-plan living accommodation, a sun room, an en-suite to the principal bedroom and two allocated parking spaces.

The accommodation begins with an entrance lobby featuring a window to the front aspect and stairs rising to the first floor. From here, there is access to a spacious ground floor cloakroom comprising WC, pedestal wash hand basin and extractor fan. A further door leads into the impressive "L"-shaped open-plan living and dining room, providing a light and spacious living environment. The room benefits from a window to the front aspect, a useful recessed shelving area and French doors that lead directly into the sun room.

The kitchen is fitted with a range of work surfaces and base units arranged to three walls, incorporating a 1½ bowl sink and drainer, four-ring gas hob with extractor hood above and an integrated double oven. There is space for additional appliances including a washing machine, dishwasher, fridge and freezer, alongside further wall-mounted units and a built-in wine rack. The kitchen also provides direct access into the sun room.

On the first floor, the landing benefits from a window to the front aspect and a useful airing cupboard. Bedroom two overlooks the rear garden, while bedroom three is positioned to the front of the property. The first floor is served by a family bathroom comprising a panel-enclosed bath with mixer tap

and shower attachment, WC and wash hand basin.

Stairs rise to the second floor where the principal bedroom suite is located. This generous room enjoys a window to the front aspect, radiator and access to the loft space, and is complemented by a private en-suite shower room fitted with a tiled shower cubicle, WC and pedestal wash hand basin with tiled splashbacks.

The rear garden has been well landscaped, creating a versatile, split-level space featuring a timber seating terrace and area of lawn.







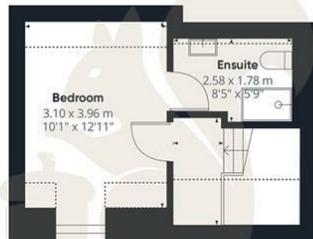




Ground Floor



Floor 1



Floor 2



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**Approximate total area<sup>(1)</sup>**

93.1 m<sup>2</sup>  
1004 ft<sup>2</sup>

**Reduced headroom**

3.9 m<sup>2</sup>  
42 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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