

oakheart



£695,000

Offers In The Region Of  
Walnut Tree Lane, Sudbury

This impressive three-storey detached house enjoys a delightful position adjoining the Mill Hotel, perfectly situated between the picturesque water meadows in one direction and the town centre amenities in the other. Beautifully presented throughout, the property offers versatile accommodation well suited to a variety of lifestyles. Additional benefits include a large garage, and a charming, partly walled garden.

The property is entered via a light and welcoming entrance hall

featuring an attractive tiled floor and staircase rising to the upper floors. From here, doors lead to a well-proportioned study, ideal for home working.

The heart of the home is the exceptional kitchen/dining room, a superb space arranged into two distinct areas divided by a central feature wall with oak surround and space for a large dual fuel Range cooker. The kitchen area is fitted with an extensive range of modern units complemented by granite worktops,

twin-bowl sink with mixer tap, and integrated full-height fridge-freezer and dishwasher. A cleverly designed recessed utility cupboard sits behind double doors, providing fitted worktops and plumbing for a washer dryer. The tiled floor continues through to the dining/living area, where double doors open to the lower garden, making this an ideal space for both everyday living and entertaining. The kitchen allows access to a versatile snug with tiled flooring, incorporating double doors opening onto the terrace and garden beyond. This space also provides direct access to the garage.



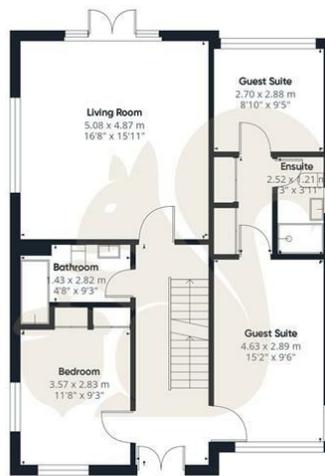








Ground Floor



Floor 1



Floor 2



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Approximate total area<sup>1)</sup>  
202 m<sup>2</sup>  
2172 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:  
F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>78</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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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