



oakheart

£425,000

Offers In The Region Of
Queens Road, Sudbury

Located on the desirable Queens Road and within easy walking distance of Sudbury town centre and the train station, this generously sized four-bedroom Victorian semi-detached home offers an impressive amount of living space arranged over three floors, making it an ideal option for growing families or buyers seeking a character property with plenty of versatility. The home retains a number of period features and has been thoughtfully adapted over the years to provide balanced accommodation that works well for modern living.

Entry on the ground floor is gained through a welcoming hallway that leads into a bright and spacious living room, featuring a large window that floods the

room with natural light. Adjacent is the separate dining room, perfectly positioned for hosting and family mealtimes. To the rear, the sizeable kitchen offers excellent workspace and storage, along with direct views and access to the garden. A convenient ground-floor WC and an integral garage provide additional practicality. The property also benefits from a cellar, offering further superb storage or flexible accommodation space.

Upstairs, this home boasts four well-sized bedrooms, all of which allow space for double beds. The principal bedroom offers ensuite facilities comprising of a shower cubicle, low-level WC and wash hand basin. Concluding the internal accommodation is the family bathroom featuring a rolltop bath, shower

cubicle, low-level WC and wash hand basin.

Externally, the property enjoys off-street parking for two vehicles, complete with an EV charger already installed. The well landscaped rear garden is generously sized, offering ample space for outdoor seating, children's play areas, or future landscaping projects.

Call Oakheart today to arrange your viewing!











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Approximate total area⁽¹⁾

145.5 m²

1565 ft²

Reduced headroom

1.2 m²

13 ft²

(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:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

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