

oakheart



£375,000

Price Guide

Parkwood Drive, Sudbury

Price Guide - £375,000 - £385,000. A well presented and deceptively spacious three-bedroom detached home enjoying stunning far-reaching views of Sudbury's picturesque water meadows, complete with generous driveway parking, a single garage, and a charming rear garden. Set within a desirable residential area, this attractive property offers versatile split-level accommodation and combines modern finishes with thoughtfully designed living spaces.

A welcoming entrance hallway provides access to the rear garden and features a window to the front aspect along with electric underfloor heating. The cloakroom includes a wash hand basin, low-level WC, window to the side,

and floor-to-wall tiling. To the front of the home is the bright and comfortable lounge, benefiting from a large window, vertical wall-mounted radiator, and stairs rising to the upper floors. To the rear, the modern kitchen/diner is fitted with a stylish range of wall and base units, built-in double electric oven, gas hob, and a vertical radiator. Patio doors open directly onto the rear garden, creating a lovely indoor/outdoor flow. Also on this level is bedroom three, currently fitted with mirror-fronted sliding wardrobes and overlooking the garden. On the upper floor, the family bathroom features a large corner bath with shower over, vanity unit with storage, low-level WC, and window to the side aspect. The spacious second bedroom enjoys superb, far-reaching views over the meadows, with a window to the front and a vertical radiator. The

principal bedroom also enjoys meadow views and benefits from its own en suite shower room, complete with a double walk-in shower, wash hand basin, WC, electric underfloor heating, and a large walk-in storage cupboard.

To the front, a large tarmac driveway provides ample off-road parking and leads to the garage. The garden begins with a patio seating area and steps up to a delightful lawn surrounded by established plants and shrubs.

Call Oakheart today to arrange your view









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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C



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

101.5 m<sup>2</sup>  
1090 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**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>	68	
(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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