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£400,000

Offers In The Region Of
Pinecroft Rise, Sudbury



Situated within a quiet residential street, just a short distance from Sudbury town centre and train station, this well-proportioned four bedroom family home offers generous and versatile accommodation, ideal for modern family living.

The property fronts onto an attractive greensward, creating a pleasant outlook and a sense of space. Internally, the ground floor accommodation comprises a spacious living room featuring a wood burning stove, providing a warm and welcoming focal point with two sets of French doors opening to the rear garden. To the front is a substantial kitchen/diner, offering ample space for both everyday family life and entertaining. The kitchen features a range of

sleek blue base-mounted cabinetry topped with white stone work surfaces, a double eye-level oven, four-ring gas hob and an inset stainless steel sink and drainer unit with chrome mixer tap. A useful boot room, ground-floor WC, and additional storage room complete the ground-floor layout. To the first floor are four well-sized bedrooms, including two generous doubles, all served by a family bathroom. The layout lends itself well to growing families or those requiring home office space.

Externally, the property benefits from off-street parking to the front, while the rear garden has been thoughtfully landscaped, offering a combination of lawned areas, a paved seating terrace, and planted borders, ideal for outdoor

dining, children's play and relaxation.

The location is particularly convenient, with Sudbury's wide range of shops, schools and amenities close by, as well as excellent transport links via the nearby train station. This is a fantastic opportunity to secure a spacious family home in a peaceful yet well-connected setting.

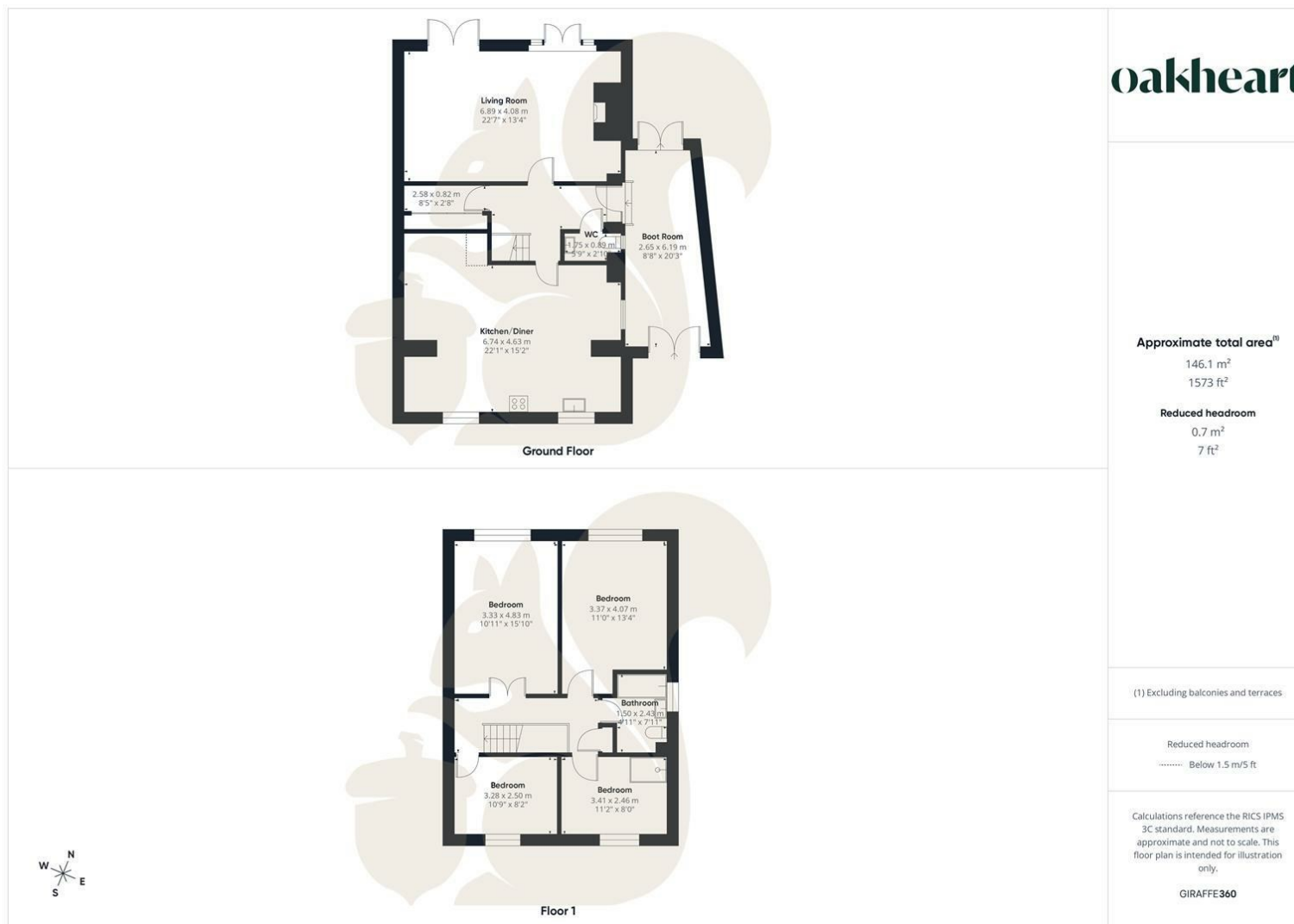
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Approximate total area⁽¹⁾

146.1 m²

1573 ft²

Reduced headroom

0.7 m²

7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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