oakheart
£375,000
Cats Lane, Sudbury

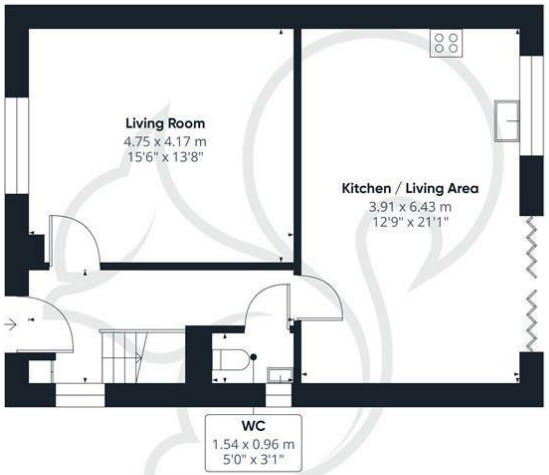
This beautifully presented three-bedroom detached home is located in the popular area of Great Cornard near Sudbury, forming part of a small, individually built development of bungalows and houses. Built in 2023, the property offers a rare opportunity to own a modern, stylish home in a quiet, well-established setting.

The accommodation begins with a welcoming entrance hall, leading to a spacious front-facing living room and a convenient downstairs cloakroom. At the heart of the home is a contemporary kitchen/dining area with bi-fold doors opening onto the private rear garden, perfect for entertaining or enjoying family meals with a view of the outdoors.

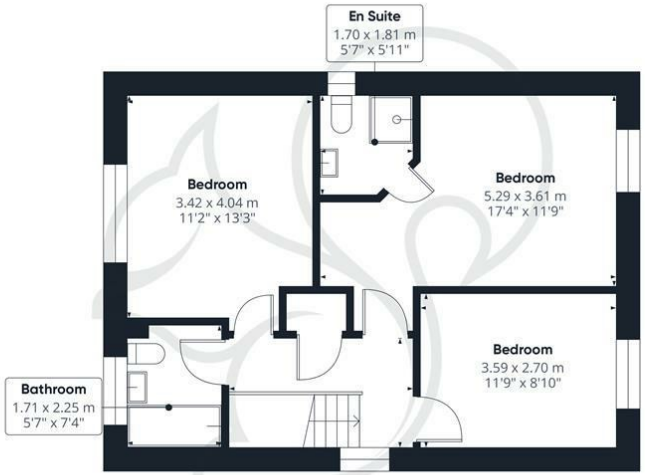
Upstairs, the property features three generously sized bedrooms, including a main bedroom with an en-suite shower room. A separate family bathroom serves the remaining bedrooms, all of which are finished to a high standard.

Externally, the home benefits from a private garden and off-road parking, offering both comfort and practicality in a peaceful residential location.

This property combines modern living with a welcoming community feel and is ideally suited for those seeking a move-in ready home in a desirable setting.



Ground Floor



Floor 1

oakheart

Approximate total area(1)

106.2 m²

1143 ft²

(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.

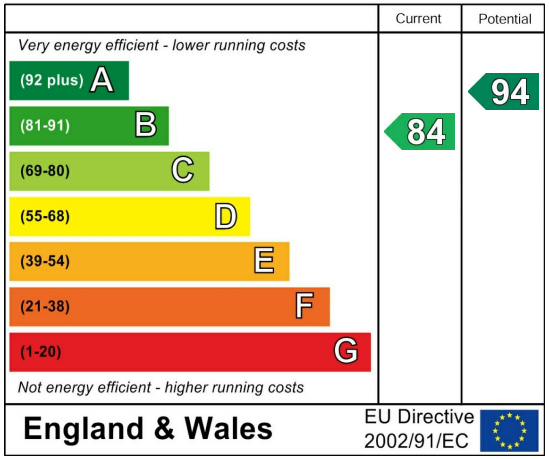
GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating



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

oakheart