

# oakheart



£215,000

Offers In The Region Of  
Raleigh Close, Sudbury

A spacious three bedroom family home tucked away in a discreet position on the fringe of Sudbury, enjoying an attractive outlook over greensward and a play park to the front and rear. Situated within a popular residential area close to local shops, schooling and everyday amenities, this property offers generous and versatile accommodation ideal for family living.

The home is approached via a low maintenance front garden with a variety of shrubs and a pathway leading to the entrance porch. Inside, the hallway features wood-effect flooring and stairs rising to the first floor.

The kitchen offers a traditional finish with a range of floor and wall mounted

units complemented by black work surfaces, an integrated eye-level oven, four ring ceramic hob with stainless steel extractor, tiled splashbacks and an inset stainless steel sink with mixer tap.

To the rear, the well sized lounge/diner provides an excellent space for both relaxing and entertaining, with French-style doors opening into the conservatory. The conservatory benefits from power points and provides direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, there are three well proportioned bedrooms, with the principal

bedroom enjoying views over the rear garden and featuring its own built in wardrobes. The accommodation is completed by a generous family bathroom with a fully tiled finish, comprising a panel bath, separate shower cubicle, low level WC and wash hand basin.

Externally, the rear garden is designed for ease of maintenance with a shingled finish, established shrub borders and a timber shed to the rear. A gate provides rear access directly onto the adjoining greensward. The property also benefits from a garage en bloc.

A wonderful opportunity to secure a well positioned family home in a location close to local amenities. Early viewing is highly recommended.











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

80.4 m<sup>2</sup>  
866 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 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:

Babergh

Tenure:

Freehold

Council Tax Band:

A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</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.

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