

oakheart



£700,000

Price Guide

Aubrey Close, Earls Colne

A beautifully designed and generously proportioned home built by the renowned Cala Homes, offering over 2,100 sq. ft. of contemporary living space. Set within an exclusive development in the sought-after village of Earls Colne, the property enjoys a prime position next to Colne Valley Golf Club.

The spacious reception hall sets a welcoming tone, offering excellent practicality with three storage cupboards and access to all ground floor rooms. At the front of the home, a dedicated study and a secondary reception room provide flexible living or working spaces. To the rear, the main sitting room features French doors opening to the garden, seamlessly blending indoor and outdoor living. The showpiece of the home is the expansive open-plan

kitchen/dining/family room, beautifully appointed with sleek white stone worktops and high-quality contemporary fittings. This bright and airy space is ideal for modern family life, with Velux windows and French doors flooding the area with natural light and providing direct garden access. A separate utility room and cloakroom complete the ground floor. Upstairs, a galleried landing leads to five generously sized bedrooms. The principal suite boasts a walk-in dressing room and stylish en-suite, while the second bedroom also enjoys its own en-suite. Two further doubles and a single bedroom offer flexibility for families or guests. A beautifully finished family bathroom with both a walk-in shower and bathtub completes the first floor.

The beautifully landscaped South facing rear garden begins with a paved patio, perfect for summer entertaining and BBQs. It extends to a generous lawn, thoughtfully divided into two sections by raised sleeper borders, creating distinct areas for relaxation or play. The garden also benefits from side access to the larger than usual garage, complete with boarded eaves for added convenience.

Call Oakheart today to arrange your viewing!



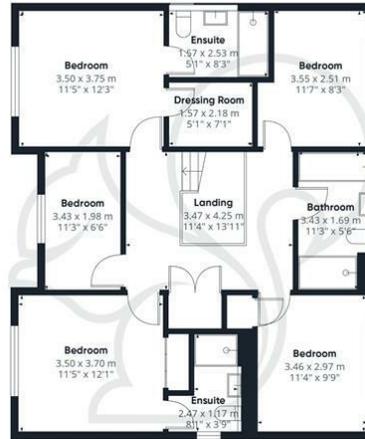




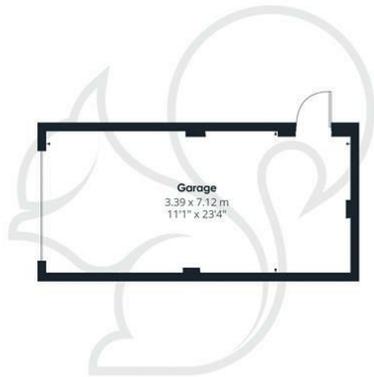




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

oakheart

Approximate total area⁽¹⁾

213.8 m²
2303 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	87	
(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.

Oakheart Sudbury
 01787 322 322
 sudbury@oakheart.co.uk
 18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart