

oakheart

£450,000

Price Guide
Newton Road, Sudbury

GUIDE RANGE: *£450,000-£475,000* St. Leonards Cottage, originally the Matron's house for St. Leonards Hospital, showcases Gothic architecture with distinctive red and black brickwork and period features. While the hospital has been converted into private residences, this cottage has been meticulously improved by the current owners and is beautifully presented throughout.

The layout includes a spacious ground-floor bedroom with an en-suite, making single-level living an option. Outside, the property offers a double garage, ample parking, and a stunningly landscaped garden to the side and rear, providing privacy and sunshine.

Entry is gained to a warm and welcoming entrance hall with stairs rising to the

first floor. The spacious L-shaped, triple-aspect lounge/diner is thoughtfully arranged to combine sitting and dining areas with flexible overlap. The sitting area features a Victorian-style cast iron fireplace with a gas coal-effect fire, bay windows to the front and side, and a radiator. The dining area includes a side window and French doors leading to the patio and garden. The shaker style kitchen features a range of stylish grey floor and wall mounted units topped with timber work surfaces, integral double oven with gas hob and a ceramic sink and drainer unit with chrome mixer tap. Concluding the ground floor is the principal bedroom, enjoying generous proportions and boasting ensuite facilities comprising of a shower cubicle, low level WC and wash hand basin. Upstairs are two further bedrooms, serviced by the family bathroom, the family bathroom comprises of a free standing bath tub, shower unit, low level

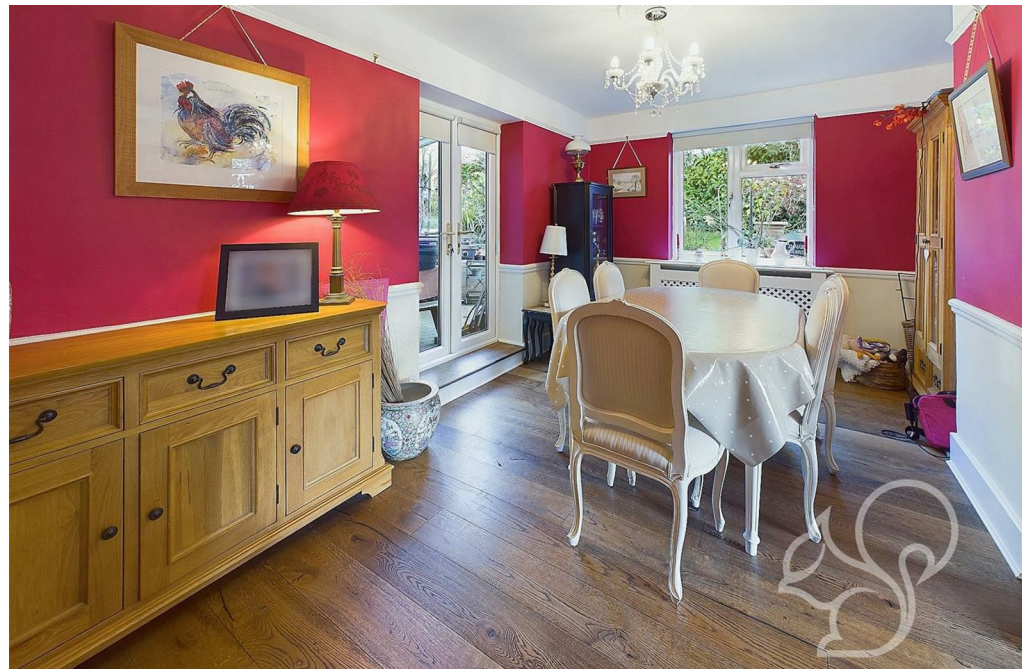
WC and wash hand basin.

The stunning rear garden features a block-paved patio, brick retaining walls, and steps leading to a sloping lawn bordered by mature plants. Highlights include a timber summerhouse, shingled seating area, quality fencing with hedgerows, and a retractable awning above the French doors.

Call Oakheart today to arrange your viewing!











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Approximate total area[®]

107.31 m²

1155.07 ft²

Reduced headroom

0.28 m²

2.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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