

oakheart

£270,000

Waldingfield Road, Sudbury

Thoughtfully updated by the current owners, this well-presented two-bedroom end-terrace home offers modern living, generous space and a superb garden ideal for entertaining.

The property features two welcoming reception rooms with exposed floorboards. The lounge includes a front aspect window and attractive feature fireplace, while the dining room benefits from understairs storage and access to the first floor.

The newly fitted kitchen offers contemporary units, integrated appliances and a butler sink. A bright garden room extends the living space further, providing a peaceful spot to relax.

Upstairs are two double bedrooms along with a recently upgraded shower room finished to a contemporary standard.

Outside, the good-sized rear garden includes a patio, lawn and mature borders. At the far end, an outbuilding with electric,

currently used as a bar, offers fantastic versatility for entertaining or hobbies.

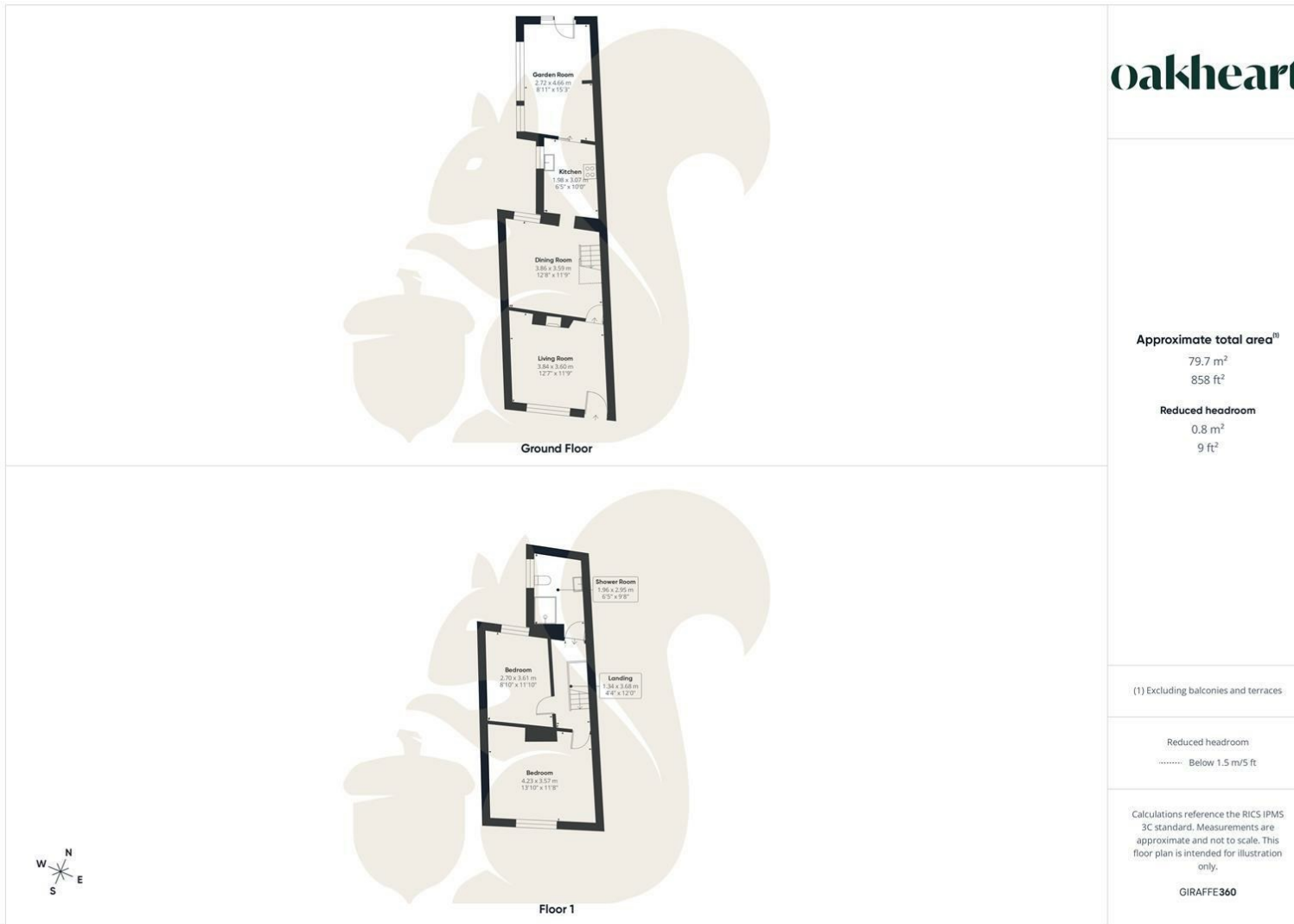
The current owners have significantly improved the property throughout, making it ready to move straight into. Early viewing is strongly recommended.











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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(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.