

oakheart

£290,000

Asking Price

Blackfriars, Sudbury

Situated within easy reach of Sudbury Town Centre and just a short walk from the town's picturesque water meadows, this well-presented and generously proportioned three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, families and commuters alike.

The property immediately impresses with its attractive block-paved driveway and contemporary front door, approached via a small set of steps. Ideally positioned within close proximity to St Gregory's Primary School and Sudbury railway station, the location combines convenience with access to the town's rich heritage, independent shops, cafés, bars and restaurants. The renowned Mill Hotel, famous for its riverside setting and dining experience, is also nearby.

Upon entering, a welcoming hallway leads through to the modern kitchen, fitted with sleek gloss white units, stone-effect worktops and a range of integrated appliances including an oven, microwave, dishwasher and washing machine. A window overlooking the front aspect allows for plenty of natural light.

To the rear of the property, the spacious living room provides an excellent entertaining space, featuring stylish grey floor tiling, a contemporary décor and direct access to the garden.

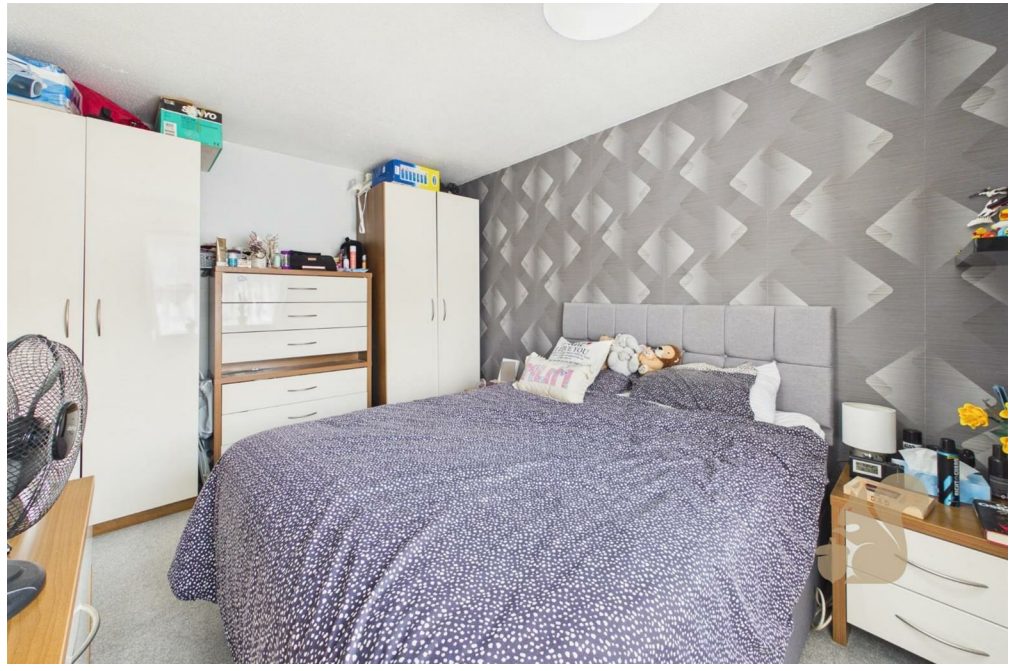
The first floor comprises three bedrooms, including two well-proportioned

doubles and a versatile third bedroom that would make an ideal home office or nursery. Completing the accommodation is a modern three-piece family bathroom suite with a window to the front aspect.

Externally, the enclosed rear garden has been designed with low maintenance in mind, offering an artificial lawn and rear gated access. To the front, the block-paved driveway provides off-road parking for two vehicles.











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Local Authority:

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		85
(69-80) C	70	
(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

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