

## Summary

A four double bedroom, detached home in a highly sought after location in Sudbury. The property benefits from two ensuites, four reception rooms. kitchen with utility, and a downstairs wc. Tandem garage and off road parking. Beautifully maintained gardens to both front and rear.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Entrance door into the entrance hall with doors off to study, sitting room and kitchen. With stairs ascending to first floor landing.

**KITCHEN 12' 0" x 7' 09" (3.66m x 2.36m)** The kitchen comprises matching wall and base level units with work surfaces over, inset hob with extractor over and inset sink with mixer tap over. Built in microwave, double oven, fridge/freezer and dishwasher. Door to under stair cupboard. Opening into utility room.

**UTILITY ROOM** Matching wall and base units with work surfaces over, door to side and further doors to WC & Dining Room. Wall mounted boiler.

**WC** Wash hand basin with mixer tap over, low level wc.

**DINING ROOM 8' 07" x 11' 02" (2.62m x 3.4m)**  
**Window** to rear, opening into sitting room.

**SITTING ROOM 18' 06" x 10' 04" (5.64m x 3.15m)** Feature fireplace, sliding patio doors into garden room.

**GARDEN ROOM 11' 05" x 10' 01" (3.48m x 3.07m)** Double glazed windows to side and rear aspect, velux window to ceiling, patio doors to patio area. Door to tandem garage.

**STUDY 8' 0" x 7' 04" (2.44m x 2.24m)** Window to front aspect.

**LANDING** Doors off to bedrooms, bathroom and airing cupboard.

**BEDROOM ONE 10' 11" x 10' 04" (3.33m x 3.15m)** Window to front aspect, doors to ensuite and double built in wardrobes.

**ENSUITE** Window to front, shower cubicle, wash hand basin, low level wc.

**BEDROOM TWO 8' 04" x 10' 10" (2.54m x 3.3m)** Window to rear, door to ensuite and double wardrobe.

**ENSUITE** Shower cubicle, wash hand basin, low level wc.

**BEDROOM THREE 8' 01" x 8' 05" (2.46m x 2.57m)** Window to rear, doors to built in wardrobe.

**BEDROOM FOUR 9' 09" x 6' 10" (2.97m x 2.08m)** Window to front.

**BATHROOM** Window to side, low level wc, wash hand basin, panelled bath with shower attachment over and shower screen to side, chrome heated towel rail radiator.

**OUTSIDE** The front of the property is laid to lawn with mature flower beds and a path leading to the front door and side gate. Driveway for off road parking and access to the tandem garage.

The rear of the property commences with a paved patio area and leads to the remainder of the garden which is predominately laid to lawn with a further circular patio area. The rear garden is surrounded by established flower borders and enclosed by wood panel fencing.

**TANDEM GARAGE 31' 08" x 8' 05" (9.65m x 2.57m)** Up and over electric garage door to tandem garage, power and lighting.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

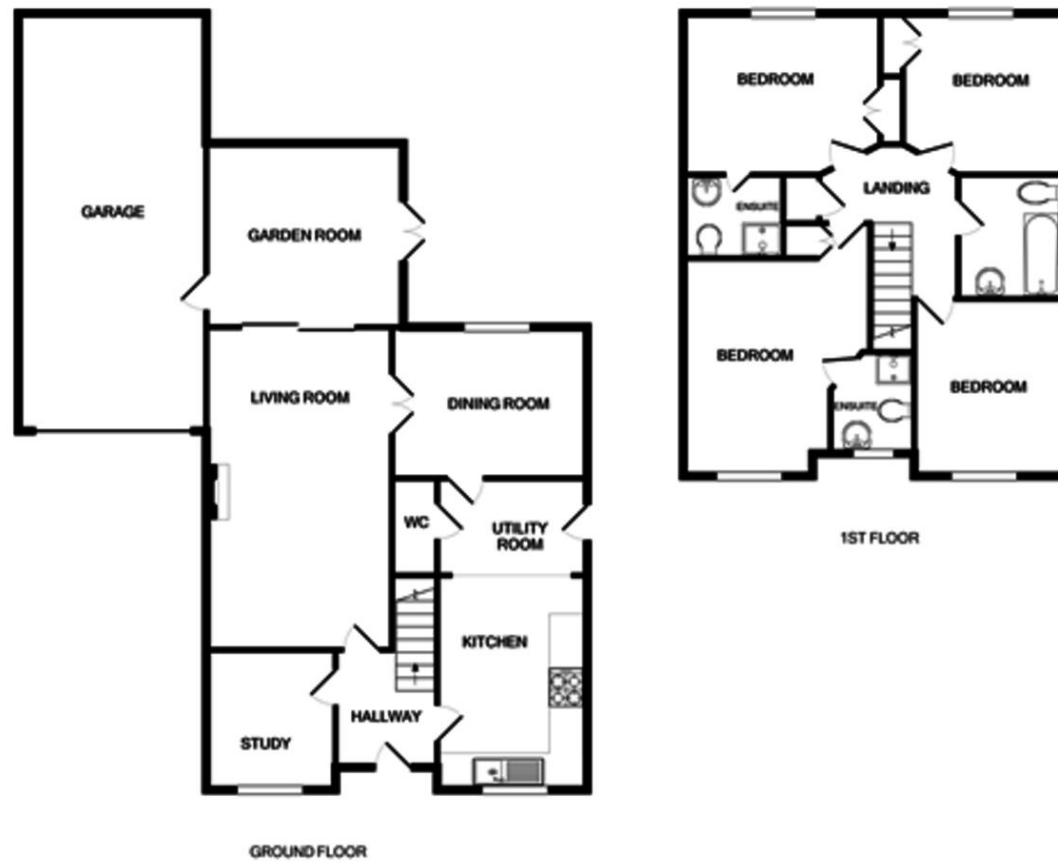
Post Code – CO10 1PX

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Rimmer Close | Sudbury | CO10 1PX

£425,000

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- Tandem Garage
- Off Road Parking
- Kitchen & Utility Room
- Four Reception Rooms
- Two Ensuites
- Family Bathroom