

## Summary

Being offered NO ONWARD CHAIN is this four bedroom detached family home located in a highly sought after location and a convenient distance to amenities. The property benefits from an integral garage & off road parking, two reception rooms and an enclosed garden.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Entrance door into entrance hall, doors to wc and setting room.

**SITTING ROOM** 17' 7" x 10' 3" (5.36m x 3.12m)  
Double glazed window to front, door to under stairs cupboard, opening into dining room, stairs ascending to first floor landing.

**DINING ROOM** 10' 6" x 8' 6" (3.2m x 2.59m) Sliding patio doors to rear garden, door to kitchen.

**KITCHEN** 10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to rear, door to conservatory. Matching wall and base level units with work surfaces over, integral oven, gas hob with extractor over, space for fridge/freezer, washing machine and dishwasher.

**CONSERVATORY** 11' 2" x 7' 2" (3.4m x 2.18m) Double glazed windows and sliding door to rear garden.

**WC** WC and wash hand basin.

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

**BEDROOM ONE** 15' 3" x 8' 8" (4.65m x 2.64m) Double glazed windows to front, doors to wardrobe and ensuite.

**ENSUITE** Double glazed window to front aspect, shower unit, wc and wash hand basin.

**BEDROOM TWO** 10' 5" x 8' 11" (3.18m x 2.72m)  
Double glazed window to rear aspect, doors to wardrobe.

**BEDROOM THREE** 9' x 8' 9" (2.74m x 2.67m) Double glazed window to rear aspect, doors to cupboards.

**BEDROOM FOUR** 7' 9" x 6' 11" (2.36m x 2.11m) Double glazed window to front aspect.

**BATHROOM** 8' 4" x 5' (2.54m x 1.52m) Double glazed window to side, panelled bath with shower attachment over, wc and wash hand basin.

**GARAGE** 16' x 7' 7" (4.88m x 2.31m) Up and over garage door to front.

**OUTSIDE** The front of the property is approached by a drive providing off road parking and access to the garage, small lawned area to the side and access to the rear.

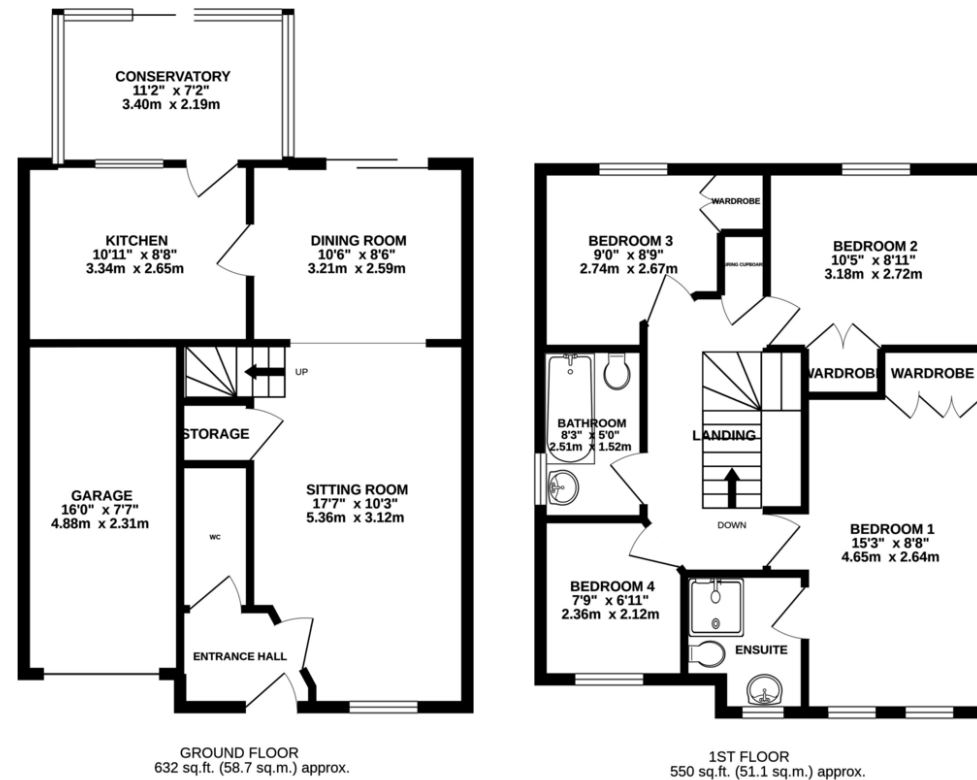
The rear of the property commences with a paved patio area with the remainder laid to lawn and flower borders to the side. Wood panel fencing surrounding.

## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – D  
Tenure – Freehold  
Services – Mains Gas, Water & Electricity  
Post Code – CO10 1PZ

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400  
 Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB  
 Tel: 01787 468400  
 Email: sudbury@bychoice.co.uk

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

## Spire Chase | Sudbury | CO10 1PZ

Being offered NO ONWARD CHAIN is this four bedroom detached family home located in a highly sought after location and a convenient distance to amenities. The property benefits from an integral garage & off road parking, two reception rooms and an enclosed garden.

Asking Price Of £400,000

- Four Bedrooms
- Ensuite To Master Bedroom
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Family Bathroom