

## Summary

A stunning four/five bedroom detached home situated within walking distance to Sudbury town centre on a highly sought after road. The property benefits from two reception rooms, kitchen/dining room, utility room, downstairs wc, basement bedroom, ensuite and dressing room to master bedroom and family bathroom. The property further benefits from a south facing garden with garage.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** A beautiful entrance hall with stairs leading up to the first floor landing and doors off to rooms.

**DRAWING ROOM 15' 10" x 13' (4.83m x 3.96m)**

Large bay window to front, inset fireplace with multi fuel burner.

**SITTING ROOM 14' 10" x 14' 10" (4.52m x 4.52m)** Large bay window to side, open fireplace.

**KITCHEN/DINER 18' 6" x 15' 5" (5.64m x 4.7m)**

A modern fitted kitchen with matching wall and base level units, space for gas range with fitted extractor over, integral dishwasher and space for fridge/freezer. There is space for a large dining table for entertaining. Window to side, lobby area with door to pantry and patio doors to the rear garden, further door to utility room.

**UTILITY ROOM 8' 6" x 2' (2.59m x 0.61m)** Modern fitted units with space and plumbing for washing machine, door to wc and rear garden.

**WC** Low level wc, wash hand basin.

**BEDROOM 5/BASEMENT 15' 6" x 9' (4.72m x 2.74m)** Window to side aspect, currently used as a bedroom but the room offers versatile use as a potential further reception room/gym/office.

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

**BEDROOM ONE 13' 3" x 12' 6" (4.04m x 3.81m)** Windows to front with far reaching views, door to ensuite and dressing room.

**DRESSING ROOM 6' 6" x 6' 1" (1.98m x 1.85m)** A useful area with space for wardrobes.

**ENSUITE** Window to front aspect, shower cubicle, wc and wash hand basin.

**BEDROOM TWO 15' 7" x 11' (4.75m x 3.35m)** Window to rear doors to built in storage.

**BEDROOM THREE 12' 6" x 9' 6" (3.81m x 2.9m)** Window to side aspect.

**BEDROOM FOUR 11' 7" x 7' 6" (3.53m x 2.29m)** Window to rear aspect.

**BATHROOM** Window to side aspect, panelled bath with shower attachment over, wash hand basin, wc.

**OUTSIDE** The front of the property is enclosed by a wrought iron fence and low level brick wall, it is predominantly laid to lawn with a path to the entrance door and gate to the rear garden.

The rear garden commences with a paved patio area stepping up to the remainder of the garden which is predominately laid to lawn with a further patio entertaining area to the rear and enclosed by wood panel fencing with a gate to side and access to the garage.

**GARAGE** Doors to the garage providing vehicular access and service door to side.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

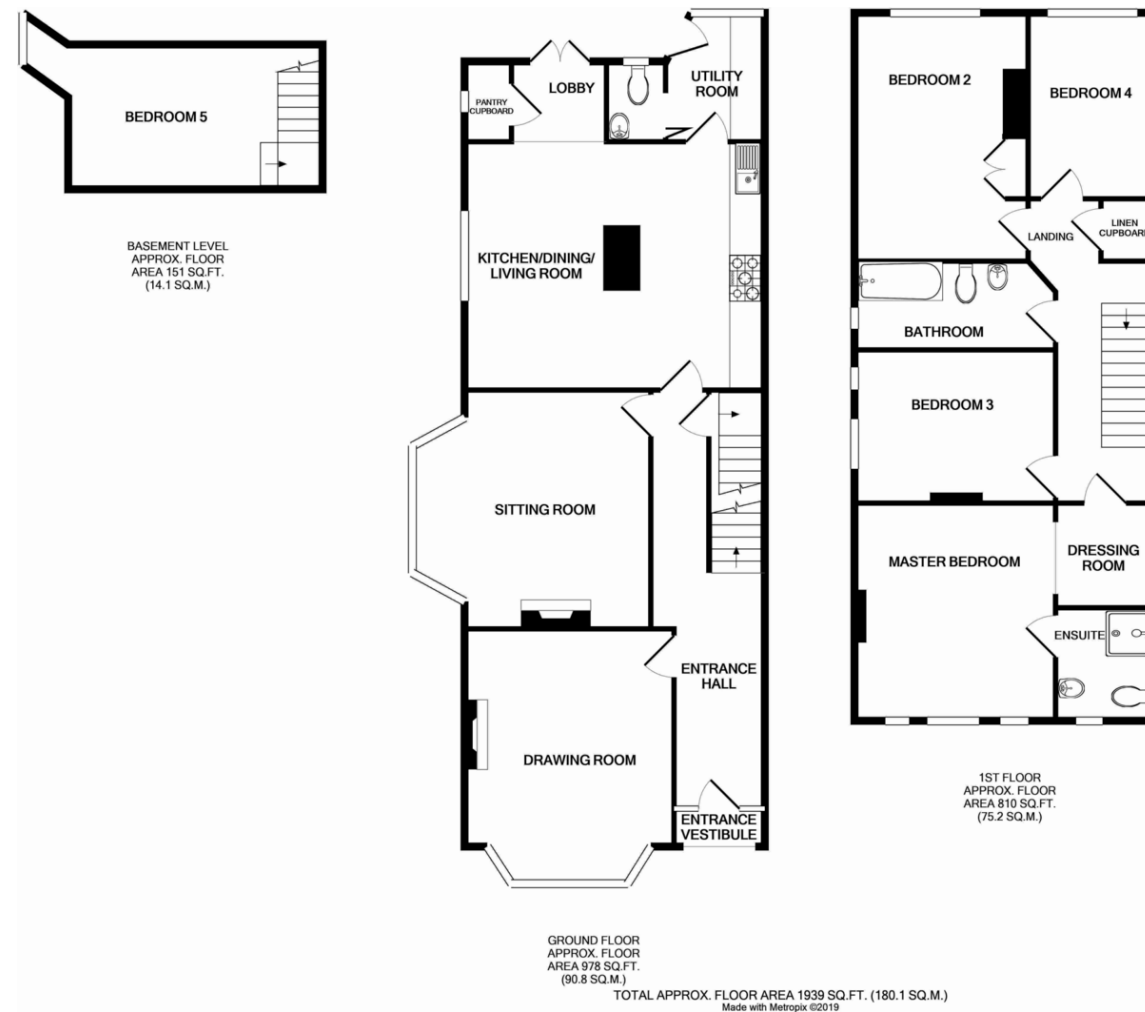
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Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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### Contact Details

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## York Road | Sudbury | CO10 1ND

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## Offers In Excess Of £600,000

- Four/Five Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Ground Floor WC
- Ensuite & Dressing Room To Master Bedroom
- Family Bathroom