





Nonsuch
Cats Lane
Sudbury
CO10 2SF

A superb secluded detached bungalow of quality, mature sheltered grounds of approaching 0.75 of an acre, within easy level walking distance of a supermarket and close proximity to the town centre.

Nonsuch is one of four quality detached bungalows in a sheltered woodland dell approached over a private roadway. The bungalow is set well back within its plot accessed from the drive which leads to a large parking and turning area in front of the property alongside the double garage. The grounds of the property are a real feature extending to about 0.75 of an acre and the bungalow has an extremely sunny aspect to the rear with large conservatory and paved terrace. The grounds then runaway from the property rising up into an area of informal woodland to the rear with a lovely collection of mature trees, shrubs and beautifully maintained grounds. This sheltered location is linked with an easy level walk to the nearby Sainsburys supermarket and on to Sudbury town centre.



- Sheltered setting
- Beautifully maintained bungalow
- Spacious accommodation throughout
- Double garage and ample parking
- Large sunny conservatory
- Mature garden of quality with large range of specimen trees and an area of informal woodland

As one turns into the property it nestles within its grounds and has a creeper clad front elevation. The front door leads into a spacious hallway which runs the length of the bungalow and provides access to all of the main rooms.

The really spacious sitting room has a feature fireplace and doors leading onto the large sunny conservatory. Opening off the sitting room is access to the study fitted with workstation. In the other direction opening off the sitting room through glazed double doors is the lovely dining room which also has access to the main hallway. There is a large picture window overlooking the garden.

The kitchen/breakfast room has been refitted and offers a lovely range of fitted units with granite worksurfaces and island unit, induction hob, double Neff oven, ceramic tiled floor, fitted tall fridge and freezer. Opening off the kitchen is a good size well fitted utility room with fitted cupboards, plumbing for washing machine, tumble dryer and gas central heating boiler and back door leading to side terrace.

The master suite is located at the end of the hallway with a range of fitted Oak units and an ensuite bathroom with panel bath, W.C, wash hand basin, walk in shower cubicle with fully tiled walls.

At the far end of the hallway are bedrooms two and three which overlook the front garden of the property and alongside the family bathroom is bedroom four again overlooking the front of the property.



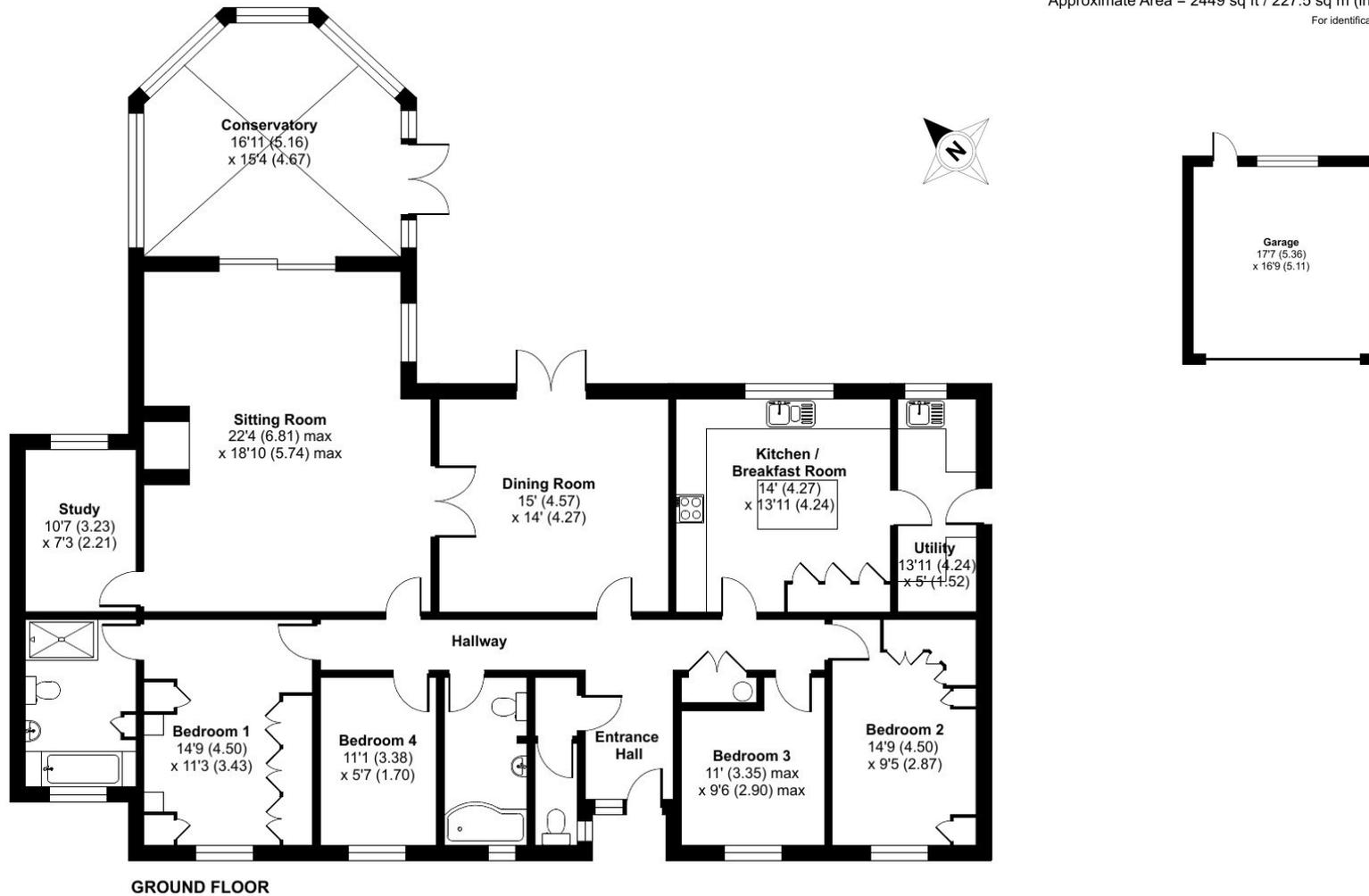




Cats Lane, Sudbury, CO10

Approximate Area = 2449 sq ft / 227.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Fenn Wright. REF: 871366

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Outside

The property has a mature front garden with a large driveway providing parking and turning area alongside the double garage which has an electric up and over door. There is side access past the garage round to the side terrace area which has a range of raised fitted beds and a magnificent old feature Olive tree together with a 15ft. by 9ft. greenhouse. This leads on round to the sunny terrace alongside the rear of the bungalow approached from the conservatory which provides a lovely sitting out area and which overlooks the stunning garden. This area contains a stunning collection of interesting trees and shrubs including Eucalyptus, Quince, Mulberry, Judas tree, Robinia, a Wisteria clad arbour and the garden runs into an area of mature mixed woodland at the rear of the property part of which lies within the ownership of Nonsuch.

Location

Nonsuch is located in a quiet private cul-de-sac accessed off Cats Lane at the boundary between Sudbury and Great Cornard. The property is located within walking distance of the Sainsburys supermarket and Sudbury as a town has an excellent range of shopping facilities including Waitrose, Aldi and Tesco and a good range of other shopping facilities arranged around the Market Hill. The town still retains a branch line railway station, an excellent selection of recreational facilities, pubs and restaurants and unusually still retains a branch line railway station which links to the mainline at Marks Tey providing easy access with a change at Marks Tey to the mainline to London Liverpool Street, the station is within walking distance of the property.

Directions

Use the postcode CO10 2SF, at the southern end of Cats Lane near to its junction with Cornard Road, there is a private driveway leading off Cats Lane signposted to The Dell. This private drive leads past an area of greensward and the turning to The Dell will be found on the left hand side. Turn down this road and proceed to the end of the lane where one turns right and there is a sign showing the access to Nonsuch.

Important Information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref - SAT





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