

## Summary

A beautifully maintained four bedroom detached home located within a sought after area of Sudbury. Benefiting from a sitting room, dining room, modern fitted kitchen, conservatory, ground floor w/c, ensuite to bedroom one, family bathroom, garage & off road parking and a private rear garden.

## Description

Approximate Room Sizes

**ENTRANCE HALL** Glazed panelled entrance door leading to hallway, radiator, doors off to cloakroom & sitting room.

**CLOAKROOM** Low level WC, pedestal wash hand basin, radiator, extractor to ceiling part tiled walls.

**SITTING ROOM 17' 5" x 12' 2" (5.33m x 3.73m)** Double glazed window to front aspect, radiator, open plan to dining area, stairs ascending, understairs cupboard, fireplace with raised hearth, incorporating an electric fire.

**DINING AREA 10' 7" x 8' 11" (3.23m x 2.74m)** Sliding patio doors to conservatory, radiator, door to kitchen.

**KITCHEN 10' 7" x 8' 7" (3.23m x 2.64m)** Double glazed window & door to rear, radiator, fitted with a good range of wall & base units with work surfaces over, incorporating a sink with mixer tap. Space for fridge/freezer, integrated dishwasher, space and plumbing for washing machine, built in double oven, inset hob with extractor over & part tiled walls.

**CONSERVATORY 11' 1" x 10' 0" (3.4m x 3.07m)** Enjoying views over the garden, radiator, French doors to side.

**FIRST FLOOR LANDING** Galleried landing, loft access, door to build in cupboard housing hot water cylinder, doors off to bedrooms & bathroom.

**FAMILY BATHROOM 8' 2" x 4' 11" (2.51m x 1.52m)** Double glazed window to side, part tiled walls, low level WC, panelled bath with shower attachment, pedestal wash hand basin, radiator & extractor to ceiling.

**BEDROOM ONE 15' 3" x 9' 1" (4.65m x 2.77m)** Double glazed windows to front aspect, radiator, fitted wardrobes & door to ensuite.

**ENSUITE 6' 0" x 5' 6" (1.83m x 1.68m)** Double glazed window to front, vanity unit with storage under, low level WC, shower cubicle with shower unit, part tiled walls.

**BEDROOM TWO 10' 5" x 9' 4" (3.2m x 2.87m)** Double glazed window to rear aspect, radiator & fitted wardrobes.

**BEDROOM THREE 8' 11" x 8' 7" (2.74m x 2.62m)** Double glazed window to rear aspect, radiator & fitted wardrobes.

**BEDROOM FOUR 8' 0" x 6' 11" (2.46m x 2.13m)** Double glazed window to front aspect, radiator..

**OUTSIDE** To the front of the property there is a drive leading to the integral garage, the remainder is laid to shingle. The rear garden commences with a paved patio area from the conservatory, the remainder of the garden is mainly laid to lawn with established flower borders to side, gate access to the rear & gated access to the side of the property.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 1QG

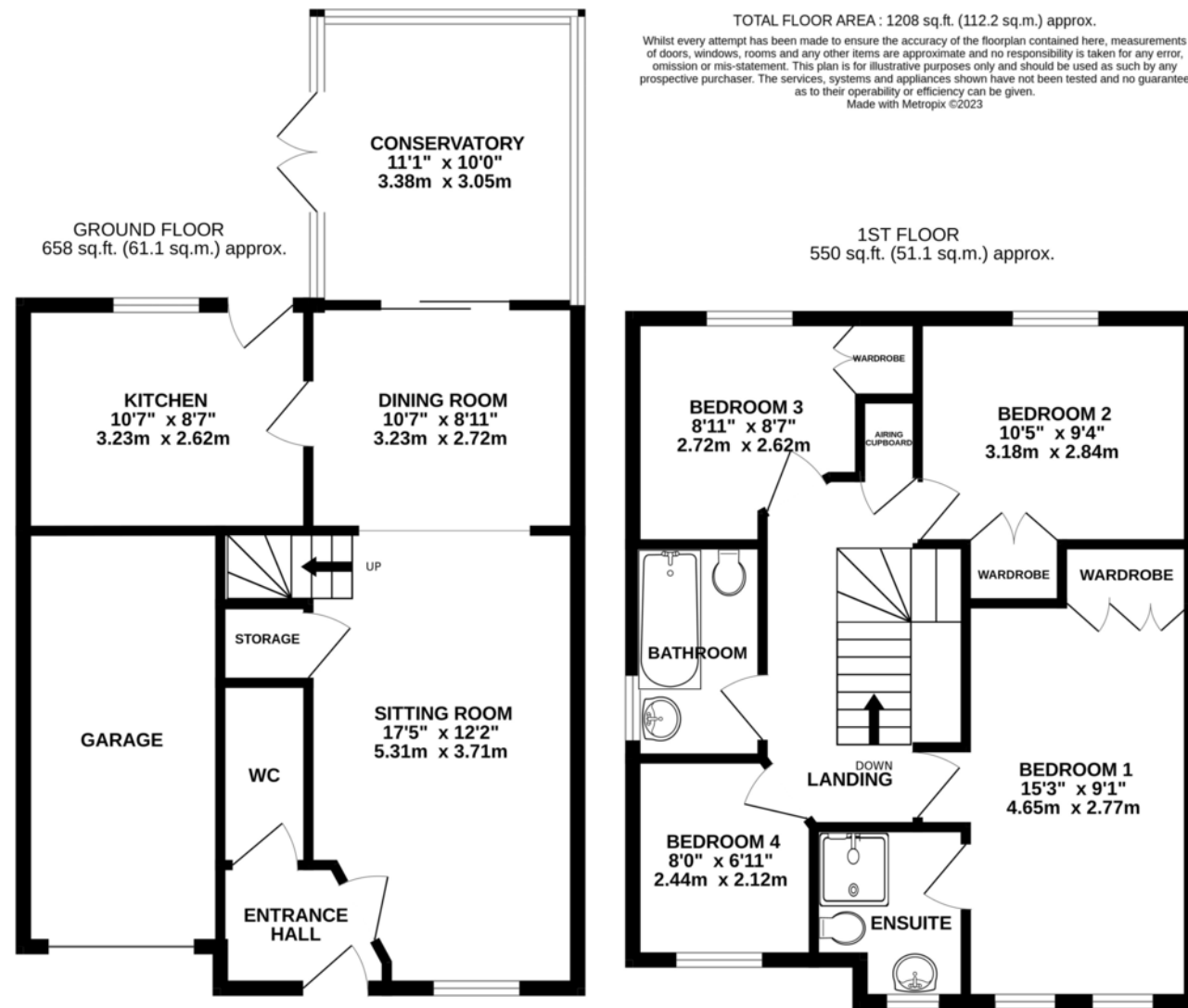
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







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Awaiting EPC

**Contact Details**  
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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

## Herbert Close | Sudbury | CO10 1QG

**£395,000**

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- Four Bedrooms
- Sitting Room
- Dining Room
- Modern Fitted Kitchen
- Conservatory
- Ensuite To Master Bedroom
- Private Rear Garden