

Summary

A sizable five bedroom detached family home located on the edge of a highly sought after estate in Sudbury. With views over the trees behind this property enjoys private gardens, a modern fitted kitchen, large L shaped sitting/dining room, utility room, ground floor w.c, four bedrooms to the first floor alongside the family bathroom and the principle bedroom and ensuite forming the attic conversion. Further benefits include ample off road parking and access to the up and over garage as well as being within walking distance to sudbury town centre, water meadows and walks along the Sudbury valley trail and fields behind.

Description

Approximate Room Sizes

The property benefits from new double glazed UPVC windows throughout the property (except in the loft room) and new carpets throughout. The boiler was replaced and installed in 2021 along with new radiators. The kitchen was newly fitted in 2020 and the porch had major work carried out to improve it in 2022.

ENTRANCE PORCH Entrance door into entrance porch with double glazed window to front and door into hallway.

HALL Doors off to kitchen, sitting/dining room, utility room and ground floor w/c. Stairs ascending to first floor landing.

KITCHEN 14' 4" x 8' 3" (4.37m x 2.51m) Modern fitted kitchen with base level units with work surfaces over, inset sink with drainer to side and mixer tap over, space for large freestanding double oven with extractor fan over, space for large freestanding fridge/freezer, wall mounted shelving, double glazed window to front and double glazed window and door to side.

SITTING/DINING ROOM 22' x 15' 4" (6.71m x 4.67m) Large L shaped room with ample space for sitting and dining room furniture. Benefiting from a feature fireplace, double glazed windows and patio doors to rear.

UTILITY ROOM 8' 9" x 5' 10" (2.67m x 1.78m) Space and plumbing for white goods.

WC Close coupled wc, wash hand basin.

LANDING Doors off to bedrooms and bathroom. Stairs ascending to first floor landing.

BEDROOM TWO 14' 6" x 13' 6" (4.42m x 4.11m) Double glazed window to front, built in wardrobes, door to cupboard.

BEDROOM THREE 12' 3" x 10' 11" (3.73m x 3.33m) Double glazed window to rear.

BEDROOM FOUR 10' 10" x 9' (3.3m x 2.74m) Double glazed window to rear.

BEDROOM FIVE 11' 3" x 7' 4" (3.43m x 2.24m) Currently used as a study, double glazed window to front.

BATHROOM Double glazed window to side, paneled bath with taps, shower attachment and shower screen over, close coupled wc, wash hand basin with taps over.

LANDING Door to the principle bedroom.

BEDROOM ONE 16' 3" x 16' (4.95m x 4.88m) Two velux windows to the ceiling, further window to the side aspect. Doors to storage cupboard and eves storage. Door to ensuite.

ENSUITE Velux window to ceiling, corner shower unit, close coupled wc, wash hand basin.

OUTSIDE The front of the property is approached via a driveway providing ample off road parking and access to the garage and entrance door. With side access to the rear garden.

The rear garden commences with a paved patio area and steps up to a further paved area with flower borders to side. The rear garden is enclosed by wood panel fencing.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

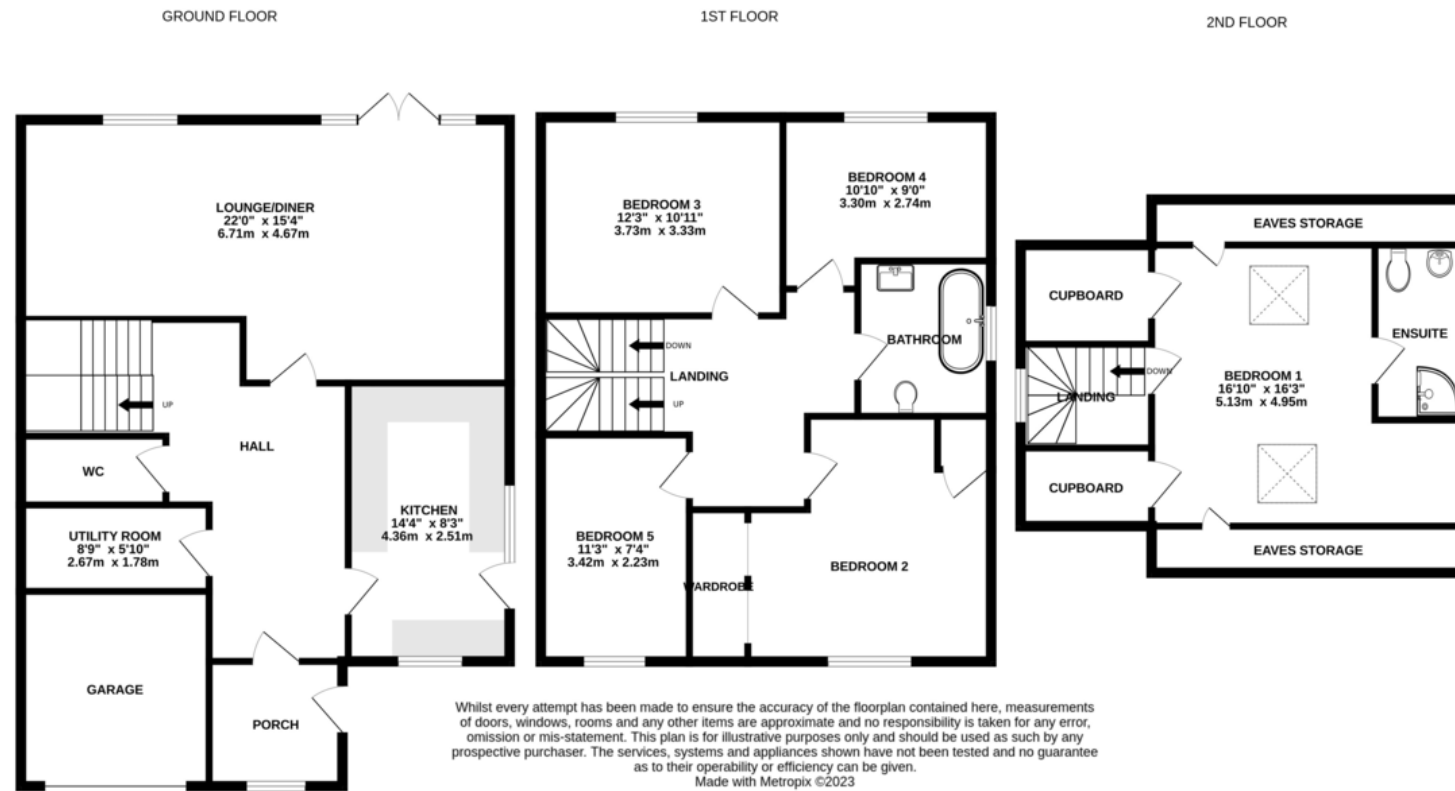
Post Code – CO10 7PA

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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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

Pincroft Rise | Sudbury | CO10 7PA

Guide Price £400,000 - £425,000

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- Five Bedrooms
- Modern Fitted Kitchen
- Large L Shaped Sitting/Dining Room
- Utility Room
- Ground Floor W/C
- First Floor Family Bathroom
- Second Floor Principle Bedroom & Ensuite