

Summary

A three bedroom detached home located in a highly sought after cul-de-sac within Sudbury. Benefiting from an open plan sitting/dining room, fitted kitchen, three double bedrooms, modern shower room, ground floor w/c, garage & off road parking as well as landscaped front & rear gardens.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door into entrance hall with doors off to sitting room, kitchen and w/c. Stairs ascending to first floor landing.

SITTING/DINING ROOM 25' 3" x 14' 6" (7.7m x 4.42m) Large room with double glazed window to front and double glazed patio doors to rear aspect. Impressive brick built fireplace.

KITCHEN 12' x 8' 9" (3.66m x 2.67m) Double glazed window to rear, door to side. Fitted kitchen comprising matching wall and base level units with worksurfaces over, inset sink, inset hob with extractor fan over, integral base level oven, integrated washing machine, integrated fridge.

WC Double glazed window to side, close coupled w/c, wash hand basin.

LANDING Double glazed window to side, doors off to bedroom and bathroom.

BEDROOM ONE 14' 3" x 12' (4.34m x 3.66m) Double glazed window to rear.

BEDROOM TWO 10' 2" x 9' 6" (3.1m x 2.9m) Double glazed window to front.

BEDROOM THREE 13' 0" x 8' 3" (3.96m x 2.51m) Double glazed window to front.

SHOWER ROOM 9' x 7' (2.74m x 2.13m) Double glazed window to rear, modern shower room incorporating a large shower with glass shower screen, concealed w/c with inset wash hand basin.

OUTSIDE The front of the property is predominately laid to lawn with a driveway to the side providing off road parking and vehicular access to the garage.

The rear garden is predominately laid to lawn and enclosed by mature flower bed borders and wood panel fencing.

GARAGE 17' x 9' (5.18m x 2.74m) Up and over garage door to front, power and lighting.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Gas Heating, Mains Drainage, Water, Electric

Post Code – CO10 7PG

Viewings by appointment

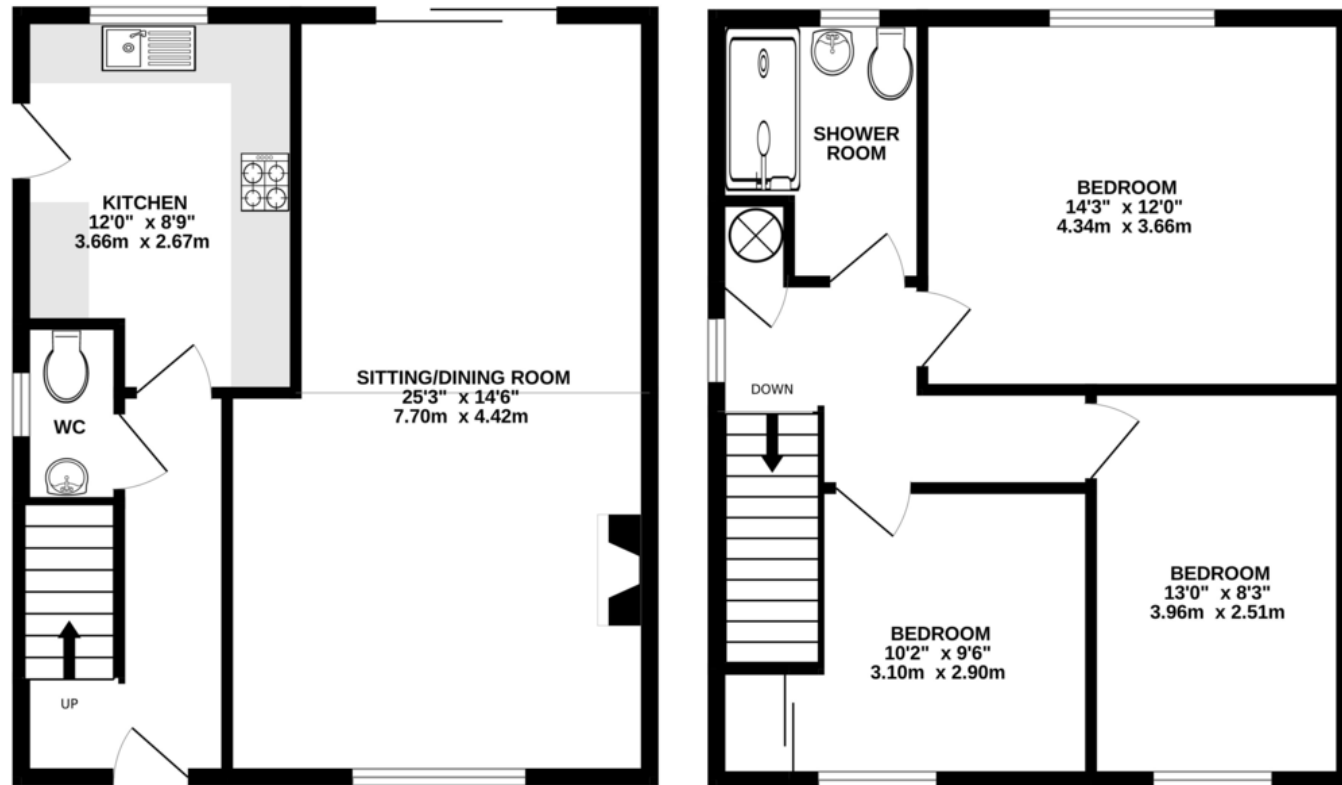
Bychoice Estate Agents

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GROUND FLOOR

1ST FLOOR



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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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

Elizabeth Way | Sudbury | CO10 7PG

£350,000

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- Three Bedrooms
- Large Sitting/Dining Room
- Fitted Kitchen
- Ground Floor W/C
- Modern Shower Room
- Garage & Driveway
- Landscaped Front & Rear Gardens