

## Summary

Fully renovated former schools caretakers bungalow located within a short walk of local amenities including Sudbury town this bungalow benefits from three bedrooms with ensuite to master, good sized gardens with garage and off road parking to the rear. Ready to move straight into. Arrange a viewing today.

## Description

### Approximate Room Sizes

ENTRANCE HALL 6' 4" x 3' 8" (1.93m x 1.12m)  
Airy entrance hall with large sliding door storage space with door leading to:

LOUNGE 17' 3" x 10' 9" (5.26m x 3.28m) Good sized living area with large windows allowing plenty of natural lighting, TV point, storage cupboard which houses the new gas boiler

KITCHEN AREA 10' 9" x 10' 8" (3.28m x 3.25m)  
Wrap around kitchen units with some wall mounted cupboards, integrated dishwasher, electric oven and grill with inset four ring electric hob and stainless steel extractor hood above. Space available for washing machine, inset stainless steel sink with mixer tap over the top and side drainer.

DINING ROOM 10' 6" x 11' 3" (3.2m x 3.43m)  
Breakfast bar, space for dining table and chairs with double doors leading out to the rear garden.

MAIN BEDROOM 14' 4" x 9' 2" (4.37m x 2.79m) TV point with window facing the rear garden.

ENSUITE Corner enclosed shower cubicle with sliding closing doors, tiled, wall mounted towel rail, WC, wall hung hand wash basing with storage underneath, semi tiled splash backs.

BEDROOM 11' 2" x 8' 9" (3.4m x 2.67m)

BEDROOM 10' 6" x 8' 1" (3.2m x 2.46m)

BATHROOM Paneled bath with glass splash back screen and over the top shower unit, this area area is fully tiled. Wall mounted heated towel rail, W/C, wall hung sink with storage unit underneath, extractor fan and shaving point.

GARAGE Up and over garage door with with lighting and power outlet. Parking space in front of the garage.

OUTSIDE Front: Thick hedging giving the properties some privacy with small front garden area.

Rear: Patio area coming from the property with wall mounted lighting, water tap and a walk way to the side leading to the rear door access to the garage.

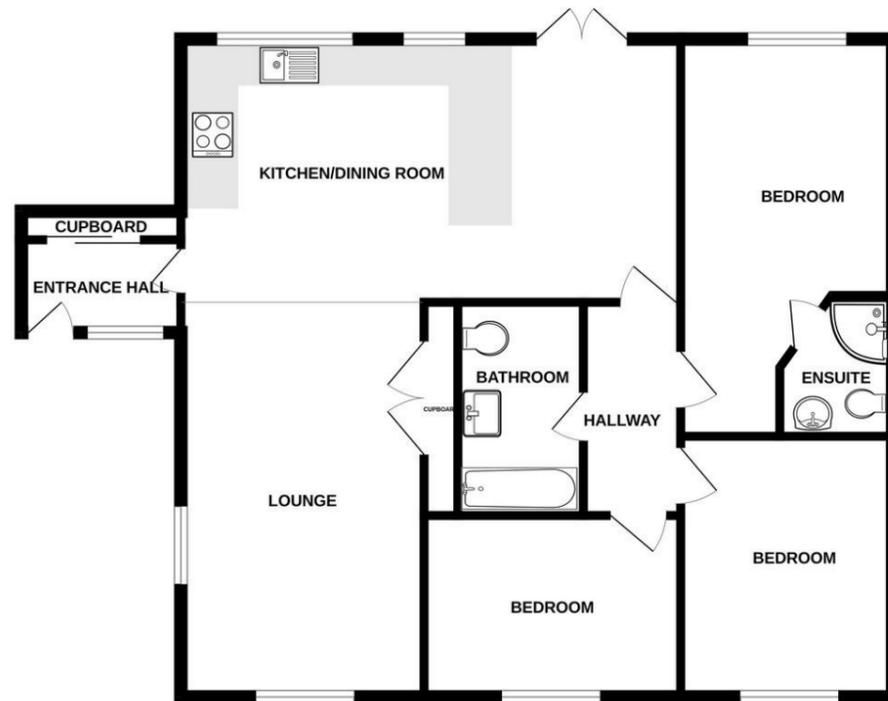
## Additional Information

Local Authority – Babergh District Council  
Council Tax Band –  
Tenure – Freehold  
Services – Mains Gas, Water & Electricity  
Post Code – CO10 1NN

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400



GROUND 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 02/23



If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.



**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

## Tudor Road | Sudbury | CO10 1NN

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**£320,000**

- Fully Renovated
- Three Bedroom
- Ensuite To Master
- Garage & Off Road Parking
- Close To Local Amenities