

Summary

A detached three bedroom bungalow benefiting from ample off road parking & garage, private rear garden enjoying views across Sudbury, sitting room, kitchen opening into the dining room, separate shower room and w/c. Walking distance to convenience store, Sudbury town centre and Sudbury water meadows.

Description

Approximate Room Sizes

ENTRANCE HALL Door into entrance hall, doors off to kitchen & sitting room. A step up to the remainder of the hall with doors off to bedrooms, shower room and cloakroom.

LOUNGE 17' x 13' 5" (5.18m x 4.09m)

Double glazed windows to both front & rear. Fireplace with attractive surround. Opening into dining room.

DINING ROOM 9' x 9' (2.74m x 2.74m)

Double glazed window to front. Opening into kitchen.

KITCHEN 9' 10" x 7' (3m x 2.13m) Double glazed window to side. Modern fitted wall and base level units, inset hob with extractor fan over, inset one and a quarter bowl sink with drainer to side and mixer tap over, integrated double oven, space and plumbing for washing machine, integrated dishwasher and fridge/freezer.

BEDROOM ONE 11' 2" x 13' 5" (3.4m x 4.09m) Double glazed window to rear, fitted wardrobes.

BEDROOM TWO 8' 9" x 13' 5" (2.67m x 4.09m) Double glazed window to side, fitted wardrobes.

BEDROOM THREE 10' x 7' (3.05m x 2.13m)

Double glazed doors to rear.

BATHROOM Double glazed window to side, corner shower unit, close coupled w/c, wash hand basin.

CLOAKROOM Close coupled w/c, wash hand basin.

OUTSIDE The front of the property is laid to block paving providing ample off road parking and vehicular access to the garage. The remainder of the front garden is laid to mature flower beds and lawned area with rear access to the garden.

The rear garden commences with a paved patio area with steps leading up to the remainder of the garden which is laid to lawn with mature flower beds. There is a timber decking area providing space for outside seating and enjoys far reaching views over Sudbury.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 1LE

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

Churchill Drive | Sudbury | CO10 1LE

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Guide Price £375,000

- Three Bedrooms
- Kitchen Opening Into Dining Room
- Sitting Room
- Shower Room & Separate W/C
- Garage & Off Road Parking
- Front & Rear Gardens Enjoying Views Over Sudbury
- Walking Distance To Town Centre