

Summary

Located on one of the most sought after roads in Sudbury this property is just a short walk to the water meadows and town centre. Benefiting from four bedrooms, sitting room with wood burning stove, kitchen/dining room, utility room, ground floor w/c, bathroom & first floor conservatory. Outside the property boasts garage & ample off road parking and a large rear garden with outbuilding.

Description

Approximate Room Sizes

ENTRANCE PORCH Sliding glass door leads into the entrance porch with a further door leading into the sitting room.

SITTING ROOM 17' 7" x 16' 7" (5.36m x 5.05m) Double glazed window to front aspect, door to cupboard, fireplace incorporating wood burning stove with fire surround and hearth, door to dining room, stairs ascending to first floor landing.

DINING ROOM 9' 2" x 7' 9" (2.79m x 2.36m) Space for dining table, opening into the kitchen, door into utility room, further door to under stairs storage cupboard.

KITCHEN 14' 10" x 8' 10" (4.52m x 2.69m) Modern fitted kitchen comprising matching wall and base level units with work surfaces over, inset sink with tap over, integrated combination microwave oven, integrated dishwasher, integrated under counter fridge, large range style oven with extractor fan over. Door into lobby area which leads to w/c & garage. Double glazed windows and door to rear overlooking the garden.

UTILITY ROOM Modern fitted wall and base level units with work surfaces over, space and plumbing for washing machine, tumble dryer & fridge/freezer. Double glazed window & door to rear.

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

LANDING Doors off to bedrooms & bathroom.

BEDROOM ONE 18' 8" x 9' 10" (5.69m x 3m) Double glazed windows to both front & rear.

BEDROOM TWO 13' 4" x 10' 1" (4.06m x 3.07m) Double glazed window to front.

BEDROOM THREE 11' 5" x 10' 1" (3.48m x 3.07m) Double doors to built in wardrobe, sliding doors to first floor conservatory.

BEDROOM FOUR 9' 2" x 7' 2" (2.79m x 2.18m) Double glazed window to front.

CONSERVATORY 16' 8" x 9' 9" (5.08m x 2.97m) Double glazed conservatory with windows opening out with views over the rear garden.

BATHROOM 7' 1" x 5' 4" (2.16m x 1.63m) Double glazed window, close coupled w/c, pedestal wash hand basin, panelled bath with taps and shower attachments over.

GARAGE 19' 7" x 10' (5.97m x 3.05m) Up and over garage door to front, service door to internal lobby area. Power and lighting.

OUTSIDE The front of the property is laid to paving stone providing ample off road parking and vehicular access to the garage. Side gate provides access to the rear garden. Fences to the side boundaries.

The rear garden commences with a paved patio area which steps up to a large lawned area, with mature flower beds to its borders. A path leads up to the rear of the garden where you will find a vegetable patch and timber built outbuilding.

AGENTS NOTE TENURE

HEATING - Heating is provided via an air source heat pump which powers hot and cold air conditioning units

Additional Information

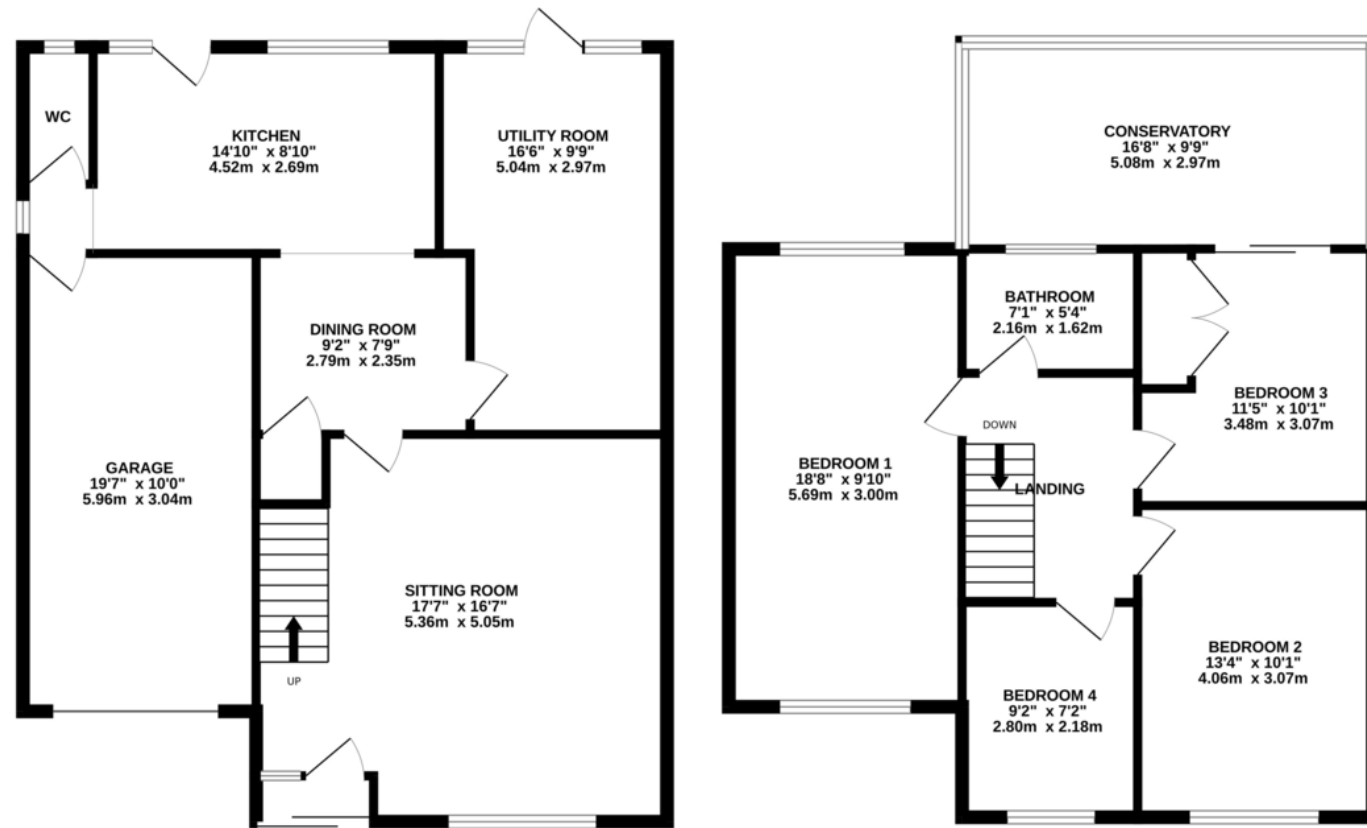
Local Authority – Babergh District Council
Council Tax Band – D
Tenure – Freehold
Services – Mains Drainage, Water, Electric
Post Code – CO10 1LP

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400



GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.

1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.6 sq.m.) approx.

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.
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Awaiting EPC

Contact Details

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Rochester Way | Sudbury | CO10 1LP

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£375,000

- Four Bedrooms
- Sitting Room With Fireplace
- Kitchen/Diner
- Utility Room & Ground Floor W/C
- Bathroom
- First Floor Conservatory
- Garage & Ample Parking