



Rye Hill | Sudbury, Suffolk, CO10 2BB



Features

- Four Bedrooms
- Extended Detached Family Home
- Kitchen/Diner & Utility Area
- Sitting Room
- Garden Room
- Ground Floor Cloakroom
- First Floor Shower Room

This extended detached family home offers a range of desirable features, including four bedrooms, a spacious kitchen/diner with a utility area, a cozy sitting room, and a garden room. The property also includes a ground floor cloakroom and a first-floor shower room for added convenience. The master suite boasts an ensuite and a dressing area, while a garage and off-road parking provide practical solutions. The landscaped rear gardens add a touch of natural beauty to complete this inviting home.



THE PROPERTY

This impeccably maintained detached townhouse boasts top-tier finishes and occupies a coveted position within a charming small development at the outskirts of Sudbury. The property has undergone meticulous high-spec upgrades and features a sun-soaked south-facing rear garden, a garage, and off-road parking.

Upon entry, a capacious entrance hall sets the stage, complete with an elegantly designed cloakroom and a staircase leading to the upper floors. The kitchen/dining area spans the full length of the residence and seamlessly transitions into a convenient utility space with direct access to the rear garden. The contemporary kitchen is equipped with a range of wall and base units, an additional display cabinet, and a two-sided work surface with integrated Siemens and Bosch appliances. These include a four-ring induction hob, an extractor hood, an inset sink, a drainer, a double electric oven, a fridge-freezer, a dishwasher, and a washing machine. On the opposite side of the house, the living room opens up with bi-folding doors to an exquisite garden room, featuring four Velux windows and French doors leading to the rear garden.

Ascending the stairs to the first floor, a landing with an airing cupboard provides access to three bedrooms and a recently remodeled family shower room. Bedrooms two and three overlook the serene rear garden and include built-in wardrobes, while bedroom four is situated at the front.



The second floor unveils an impressive master suite occupying the entire floor, adorned with extensive fitted wardrobes and additional bedroom furniture. A walkway leads to a charming dressing area and an ensuite shower room.

Outside, the property enjoys a desirable south-facing corner plot in a secluded position at the back of the Rye Hill development. A shared driveway at the front leads to the garage and convenient off-road parking. The low-maintenance front garden features gated side access to the rear garden.



The rear garden primarily comprises a paved patio area and showcases a beautifully landscaped tiered garden at the rear, adorned with mature trees. The current owners have added a garden shed to one side of the garden, and it can be accessed from both the utility area and the garden room. The garage is accessible from the rear garden via a double-glazed door.

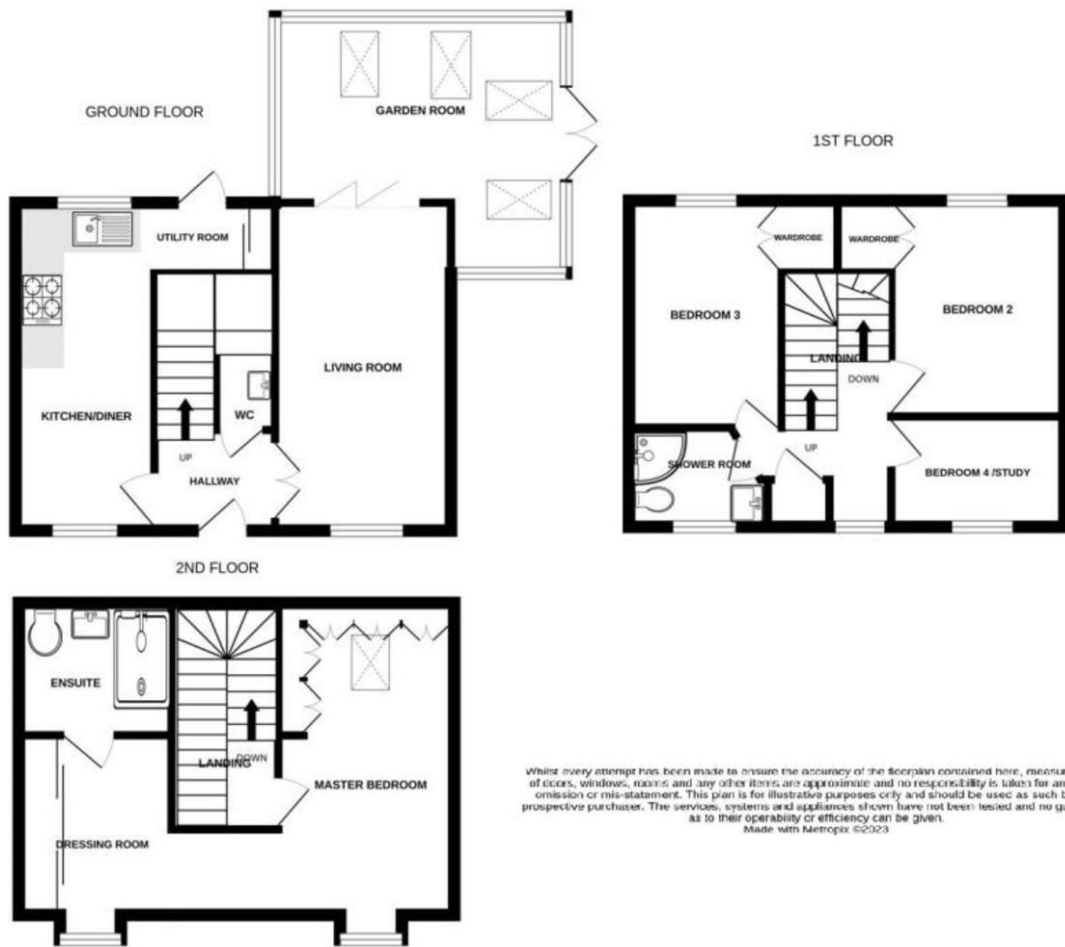
THE LOCATION

Situated on the border of Great Cornard and Sudbury, Rye Hill offers the best of both worlds, presenting a delightful blend of village charm and the convenience of a bustling market town. Great Cornard itself is well-equipped with essential amenities, featuring a doctor's surgery, both primary and secondary schools, a variety of shops, and welcoming pubs, ensuring that residents have easy access to their everyday necessities.

Sudbury, a vibrant market town just a stone's throw away. Surrounded by the picturesque Suffolk countryside, Sudbury boasts a bustling market hill and a rich array of amenities, including a diverse range of shops, sports facilities, churches, restaurants, and traditional pubs. Moreover, Sudbury's branch line train station, offering connections to London's Liverpool Street via Marks Tey, makes it an ideal choice for commuters seeking swift access to the capital.



In essence, the property at the border of Sudbury and Great Cornard enjoys a prime position that takes advantage of Sudbury's amenities, transportation options, and vibrant market atmosphere. This unique blend of village and town life caters to a diverse range of residents, from families to commuters, making it a highly desirable location.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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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KITCHEN/DINING ROOM
 18' 10" x 12' 2" Max (5.74m x 3.71m)

SITTING ROOM
 18' 11" x 9' 3" (5.77m x 2.82m)

GARDEN ROOM
 17' 2" x 14' 10" (5.23m x 4.52m)

FIRST FLOOR LANDING

BEDROOM TWO
 12' 10" x 9' 9" (3.91m x 2.97m)

BEDROOM THREE
 12' 6" x 8' 0" (3.81m x 2.44m)

BEDROOM FOUR/STUDY
 9' 9" x 5' 9" (2.97m x 1.75m)

SHOWER ROOM
 7' 5" x 6' 1" (2.26m x 1.85m)

SECOND FLOOR LANDING

MASTER BEDROOM
 22' 6" MAX x 12' 11" (6.86m x 3.94m)

EN-SUITE
 8'5" x 5'11" (2.5m x 1.55m)

Awaiting EPC

