



Alder Way, Sudbury CO10 1BH

welcome to

Alder Way, Sudbury

Set within this highly regarded local development and occupying a prominent corner plot position is this extremely well presented three bedroom detached home with spacious lounge and stunning kitchen /diner and is enhanced with parking and garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge

Double glazed bay window to front aspect and double glazed window to side aspect. Radiator.

Kitchen / Diner

Two double glazed windows to rear aspect. Double glazed French doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Radiator.

Landing

Access to loft. Airing cupboard. Radiator.

Bedroom One

Double glazed window to front aspect. Built in wardrobes, radiator.

Refitted Ensuite

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, heated towel rail.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap. Radiator.

Front Garden

The double length driveway leads to the garage. The remainder of the front is shingled with a pathway leading to the front door.

Rear Garden

The rear garden commences with a patio area, The remainder is predominantly laid to lawn.



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welcome to

Alder Way, Sudbury

- Three bedrooms
- Modern detached home
- En-suite to master, family bathroom and ground floor W.C
- Spacious lounge
- Stunning kitchen/diner

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111282 - 0003

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