



**Belle Vue Road, Sudbury CO10 2PP**



**welcome to**

**Belle Vue Road, Sudbury**

Occupying a generous plot with ample off road parking and a large rear garden within this popular location on the edge of the town centre is this impressive detached home that has been greatly improved by the current owners to offer an abundance of spacious and flexible accommodation throughout.



### **Entrance Hall**

Double glazed entrance door with side lights. Stairs rising to first floor. Storage cupboard.

### **Cloakroom**

Suite comprising low level WC and wash hand basin. Radiator.

### **Lounge**

Parquet flooring. Dual aspect. Double glazed window. Double glazed french doors leading to private patio area to the front of the property. Open fire.

### **Kitchen / Diner**

Two double glazed windows to rear aspect and double glazed french doors leading to garden. Contemporary refitted kitchen with matching wall and base units over areas of work surface. Sink and mixer tap set into worktop. Integral double oven and inset hob. Integral fridge/freezer and dishwasher. Radiator. Door leading to:-

### **Utility Room**

Door leading to garden. Plumbing for washing machine. Door leading to:-

### **Ground Floor Bedroom**

Double glazed windows to front and rear aspects. Door leading to:-

### **Ensuite**

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

### **Landing**

Access to loft. Airing cupboard.

### **Bedroom One**

Dual aspect. Double glazed window with rooftop views over Sudbury. Built in wardrobe. Radiator.

### **Bedroom Two**

Double glazed window to side aspect. Built in wardrobe. Radiator.

### **Bedroom Three**

Double glazed window to side aspect. Built in wardrobe. Radiator.

### **Bathroom**

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

### **Front Garden**

A double width driveway provides off road parking and the remainder is predominantly laid to lawn with a gate leading to the private front patio.

### **Rear Garden**

The large rear garden commences with a decked seating terrace and shepherd's hut/wagon. The remainder is mainly laid to lawn with a number of beds, shrubs and trees. A large summer house that could make a great office space with power and light connected and two electric heaters.



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## Belle Vue Road, Sudbury

- Three double first floor bedrooms and large ground floor fourth bedroom
- Large private rear garden
- Stunning kitchen/diner
- Spacious lounge with open fire
- First floor bathroom, ground floor shower room and cloakroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111209 - 0004

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