

3 Alan Phillips Way, Sudbury, CO10 1AP



**Freehold  
£425,000**

Subject to contract  
Immaculately  
presented

**3** bedrooms  
Open-plan kitchen/living room  
**2** En-suites and bathroom



Situated within walking distance of Sudbury town centre and benefits from parking and private gardens overlooking the River Stour and Water Meadows beyond.

# Some details

## General information

This immaculately presented three bedroom end terrace property situated within walking distance to Sudbury town centre benefits from three generous and well proportioned bedrooms, two en-suites, family bathroom, cloakroom and an open-plan kitchen/ living room. There are private gardens set to the rear overlooking the River Stour and meadows beyond.

The bright and spacious entrance hall has Karndean flooring, doors off to the ground floor living accommodation and stairs rising to the first floor. The open-plan kitchen/living space is set to the rear of the property, the kitchen itself has work surface on three sides incorporating a stainless-steel sink with drainer, oven and gas hob, a breakfast bar seating area with a number of storage both above and below the work surfaces housing several integrated appliances such as dishwasher, fridge and freezer. There are views through the living area out onto the gardens and meadows beyond. The living space is set into two distinct zones, the living room and the dining area with bi-folding doors across the rear of the property. There is also an understairs storage cupboard. The ground floor accommodation is concluded by a cloakroom which is located off of the entrance hall with a wash hand basin, WC and finished with a wall mounted radiator.

The first-floor landing provides access to bedrooms one and bedroom two. Bedroom one is located to the rear and benefits from storage and an en-suite shower room along with views across the River and meadows beyond. Bedroom two is set to the front and again benefits from an en-suite shower room. Both en-suites have a shower cubicle with tiled surround, wash hand basin and WC with bedroom one's en-suite benefiting from a heated towel rail.

Further stairs lead to the second floor with access to an airing cupboard, bedroom three and the family bathroom. Bedroom three also has storage and elevated views across the Meadows behind. The family bathroom concludes the second floor accommodation and is composed of a three piece suite with shower above bath set up, tiled surrounds, wash hand basin and WC.

## Entrance hall

11' 7" x 9' 8" (3.53m x 2.95m)

## Cloakroom

5' 10" x 5' 8" (1.78m x 1.73m)

## Open-plan room

25' 11" x 17' 9" (7.9m x 5.41m)

## Kitchen area

10' 2" x 9' 8" (3.1m x 2.95m)

## First floor landing

## Bedroom one

13' 3" x 11' 8" to wardrobes (4.04m x 3.56m)

## Ensuite

7' 11" x 5' 7" (2.41m x 1.7m)

## Bedroom two

11' 11" x 10' 9" (3.63m x 3.28m)

## Ensuite

7' 7" x 5' 7" (2.31m x 1.7m)

## Second floor landing

## Bedroom three

14' x 9' 4" (4.27m x 2.84m)

## Bathroom

8' x 5' 6" (2.44m x 1.68m)

## Airing Cupboard

5' 7" x 4' 11" (1.7m x 1.5m)

## The outside

The property benefits from a good level of off street parking suitable for two vehicles along with visitor parking.

The private rear gardens are split into two distinct zones with a patio area immediately to the rear of the property with a further laid to lawn garden beyond backing onto the River Stour and Meadows. There is, at the far end of the garden, a small walkway which is utilised by the adjoining neighbour for use of their bins.

## Where?

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

## Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

## Directions

SatNav CO10 1AP. For further directions please contact a member of our sales team on 01787 327000. Ref: 46291OJG

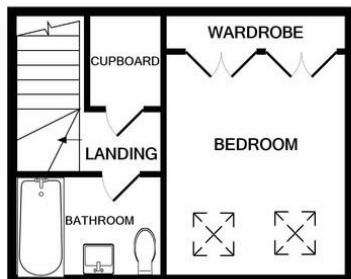
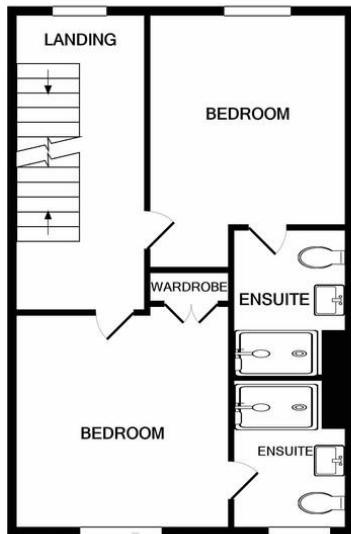
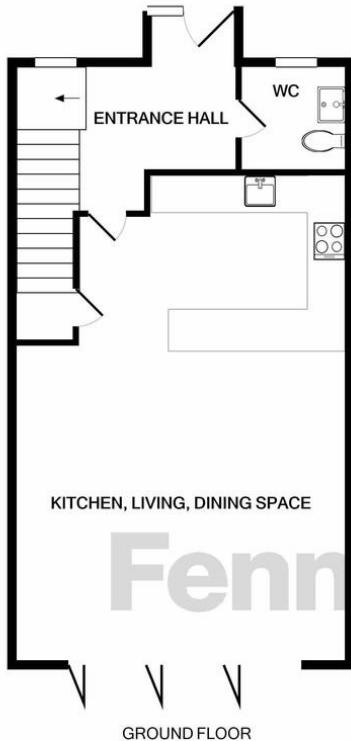
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01787 327 000.



2ND FLOOR

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To find out more or book a viewing

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