



£500,000

Price Guide  
Elizabeth Way, Sudbury

An impressively proportioned and immaculately presented six-bedroom detached family home occupying a peaceful position at the top of a quiet cul-de-sac on the sought after Middleton Road estate. This property makes for the perfect family home, being just a short walking distance from Sudbury Town Centre and the beautiful water meadows, with views of green land to the rear, six well-sized bedrooms, and off street parking for two cars plus double garage.

Upon approach this home sits behind a concrete driveway that leads to a double width garage allowing for ample off road parking. Entry is gained to a bright and welcoming entrance hall laid with oak-effect flooring that runs through to the main living space. The main open planned living space is

perfectly suited for contemporary living with plentiful natural light and panoramic views of the garden from dual aspect floor-to-ceiling windows. The dining room further offers French-style doors that open to the seated decking area. The kitchen is fitted with a range of sleek gloss white floor and wall mounted units topped with wood effect work surfaces, integrated eye level oven, four-ring gas hob with stainless steel extractor, tiled splash backs, and inset sink and drainer unit with removable mixer tap.

To the first floor are four nicely appointed bedrooms, of which the principal bedroom enjoys built in wardrobes and ensuite facilities comprising a tiled shower cubicle, heated towel rail, low level WC and basin. The family bathroom offers a partially tiled finish comprising of a bath with shower over the tub, low

level WC and basin.

The top floor enjoys stunning views over Sudbury and beyond offering two further double bedrooms, one of which is currently used as a study by the current owners.

The rear garden opens to a large decked seating terrace that proceeds to an expanse of lawn that wraps around the property backing on to paddocks and grazing land making for a private, tranquil outlook.

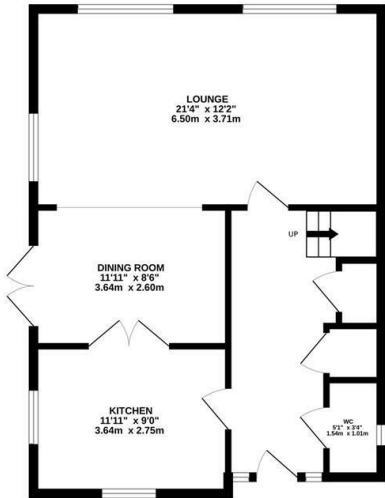




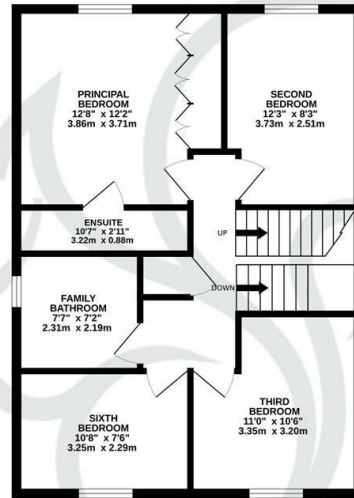




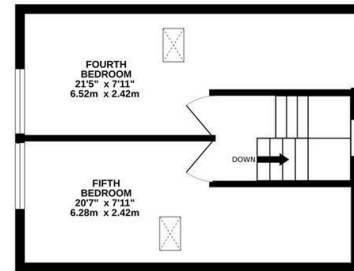
GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



2ND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>70</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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