

oakheart



£550,000

Offers In The Region Of  
Grosvenor Road, Sudbury

Located on the incredibly sought after Chaucer Estate between Sudbury and Long Melford is this impressive and considerably sized detached family house. It offers a wealth of versatile accommodation, an extensive back garden, three bathrooms, a double integral garage and is offered in a neutral style for new occupiers to make it their own!

This prominent detached residence boasts over 2100sqft of accommodation over two storeys, with an additional integral double garage that may offer the option to be converted for further reception rooms (stpp). The property is positioned at the end of a no

through road on a well appointed corner plot, it has parking on a brick paved driveway in front of the garage and a side access to the back garden. The back garden is a sunny outdoor space that is well suited to a family with plenty of lawn for younger family members to enjoy. There are two separate dining areas with a patio at the base of the garden and a raised decking that is accessed from the garage and conservatory.

Perfect for social occupiers is the large open plan kitchen/breakfast room that creates a wonderful space to entertain friends and family. The dining area hosts a four seater table with plenty of space

around, it is segregated from the kitchen by a sizeable breakfast bar. Features in the kitchen briefly include; Stone effect work surfaces and returns, metro tiled splash backs, shaker style kitchen units at low and eye levels, glass fronted eye level units, spotlighting, five ring hob, inset wine racking, inset oven and grill and space for white goods. The kitchen is complemented by a sizeable utility room which offers storage for laundry goods and an additional fridge. At the rear aspect is the large living room that leads through double doors to the conservatory which offers a lovely place to admire the garden.

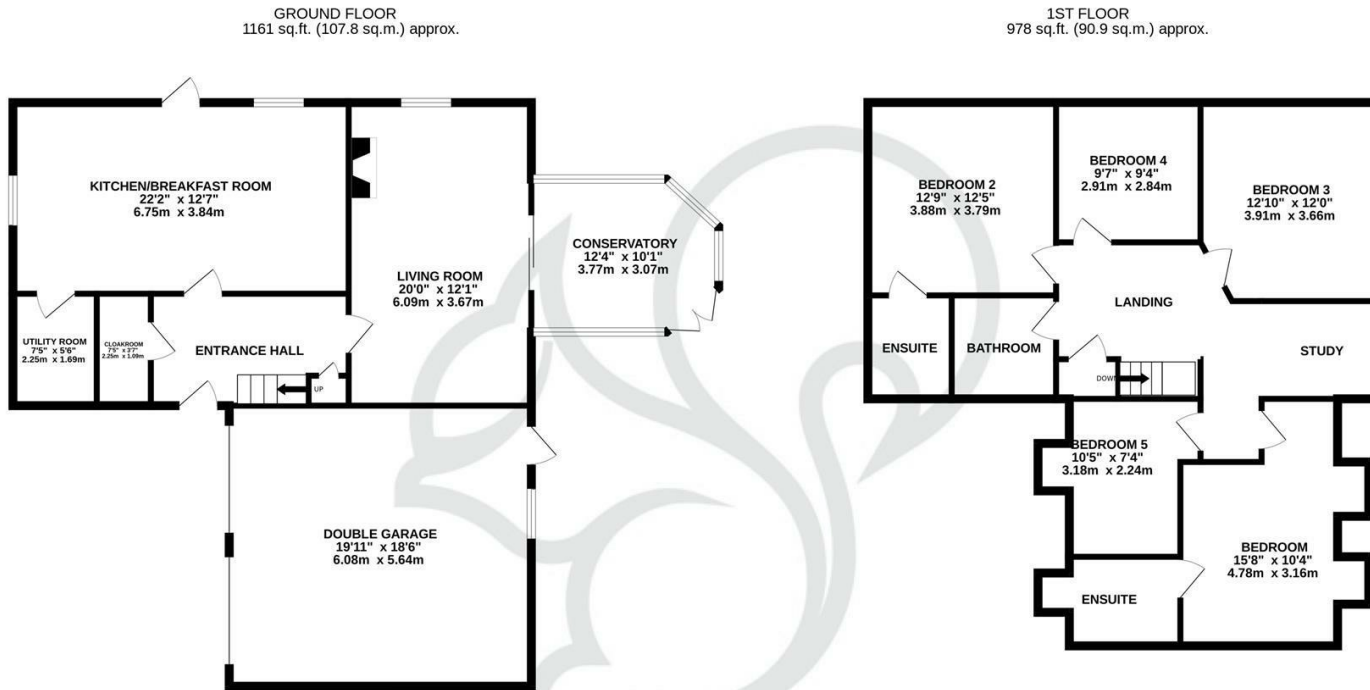
On the first floor there are five diverse and generous bedrooms with two modern ensuite's and a family bathroom!











TOTAL FLOOR AREA : 2139 sq.ft. (198.7 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:  
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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 2002/91/EC	

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