

Grosvenor Road, Sudbury, CO10 1GD

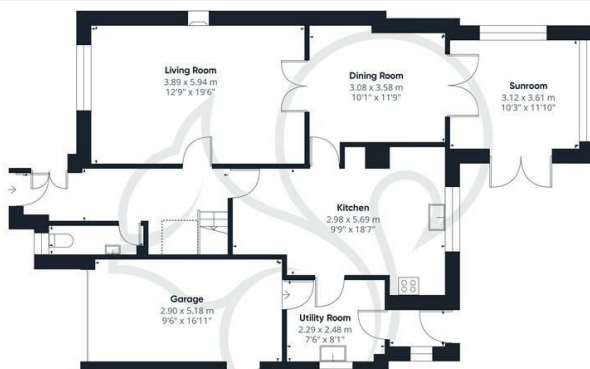
This substantial and beautifully presented detached residence offered for sale in the highly desirable Chaucer Estate is a must see! Located between Sudbury and Long Melford, it is within immediate walking distance of the Water Meadows and the local amenities of Sudbury Town Centre. Comprising versatile living accommodation, four well proportioned bedrooms and an established rear garden, this is the perfect family home.

Upon entry, the spacious hallway provides access to a downstairs WC and useful built-in storage. To the front aspect, the sizeable yet a cosy living room boasts a feature brick fireplace with an enviable wood burner. In addition, the living room benefits from built-in storage and leads into the second reception room through double doors. A useful space, the second reception room, currently used as a dining room dining room provides entry to the kitchen and extended sun room. The contemporary kitchen includes both eye level and low level units, integrated electric cooker and hob and wood effect flooring. Due to the ample space, the kitchen can also serve as a breakfast room with room for a dining table. Adjoining the kitchen, the utility room provides additional storage with a sink and drainer unit and plumbing for washing machine/dishwasher, whilst also allowing internal access to the garage and rear garden via the porch.

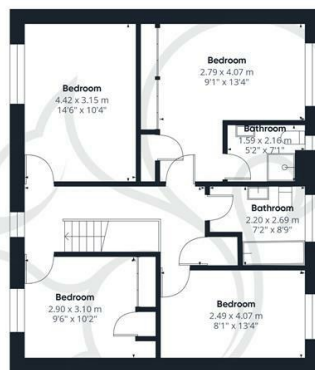
To the first floor are the four bedrooms, family bathroom and loft access. Benefitting from an en-suite bathroom, the master bedroom provides built-in wardrobes across one wall and overlooks the rear garden. All three other bedrooms are double rooms, with bedroom three offering built-in storage, and bedroom four potentially serving as a perfect home office. The modern family bathroom has been recently renovated by the current owners. It is complete with a backlit mirror, low level WC, wash basin unit with vanity below, P shape panelled bath with shower over and striking stone effect tiling.

Offers In The Region Of £475,000

- Highly Desired Chaucer Estate
- Modern Family Home
- Immediate Walking Distance To Water Meadows
- Generous Back Garden
- Integral Garage & Brick Paved Driveway
- Beautiful Modern Bathroom
- Versatile Living Accommodation
- Conservatory Extension



Ground Floor



Floor 1

oakheart

Approximate total area¹⁾

165.5 m²
1782 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	