

# Balmforth

Estate Agents, Valuers & Letting Agents



## 35 Windmill Rise

Sudbury, CO10 8EQ

Guide Price £265,000



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## FRONT PORCH

As you enter the property you are welcomed into this entrance porch. With obscured glass door to-

## ENTRANCE HALLWAY

Wood effect flooring. Radiator. Electric meter and fuse box cupboard. Small fitted cupboard.

## LOUNGE

Generous size room ideal for families. Radiator. Carpet flooring. Large window doors to conservatory enhancing the light to this room.

## CONSERVATORY

Fully double glazed. Wooden floor. Door leading to rear garden.

## BEDROOM ONE

Radiator. Carpet flooring. Two built in wardrobes. Double room. Window overlooking neat front garden.

## BEDROOM TWO

Carpet flooring. Radiator. Double room.

## KITCHEN

Bright kitchen with large window. Gas boiler. Heated towel rail. Electric oven (to remain) with integrated extractor fan. washing machine (to remain). Wine rack cupboard. Tiled throughout.

## BATHROOM

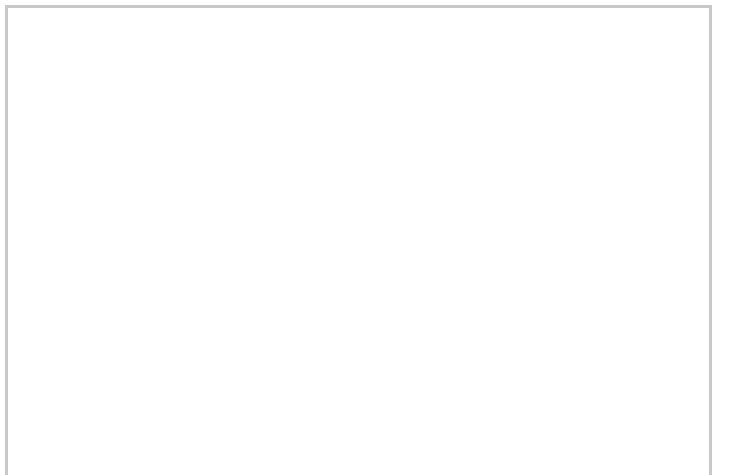
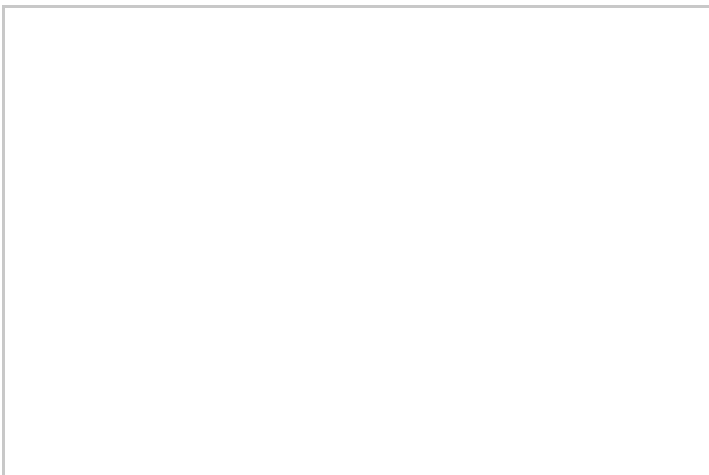
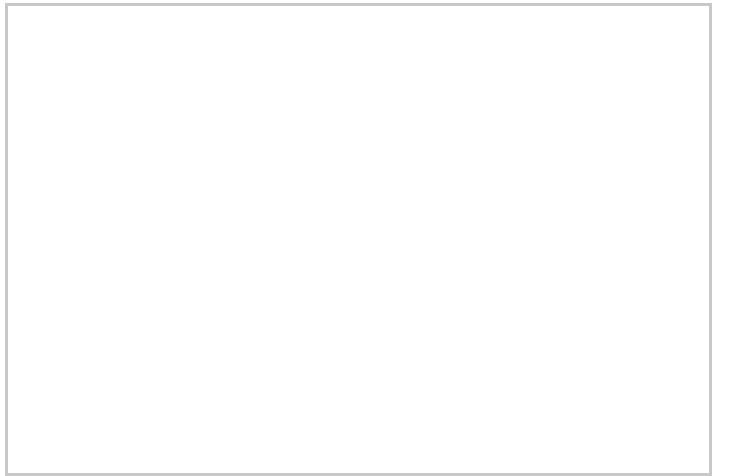
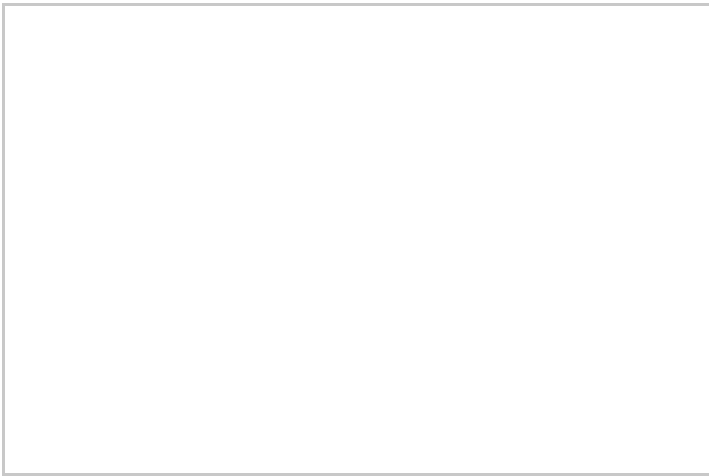
Bath with installed electric shower. Bi-folding shower screen. Heated towel rail. Fully tiled.

## OUTSIDE

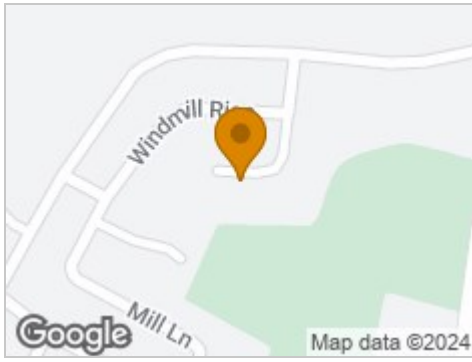
Off road parking for 2/3 cars on drive leading to front of

garage (up and over door). Front garden laid with grass. Generous rear garden laid to grass and mature shrubs. Stepped access to conservatory. Side access to garage which has electric supply and shelving units.





## Road Map



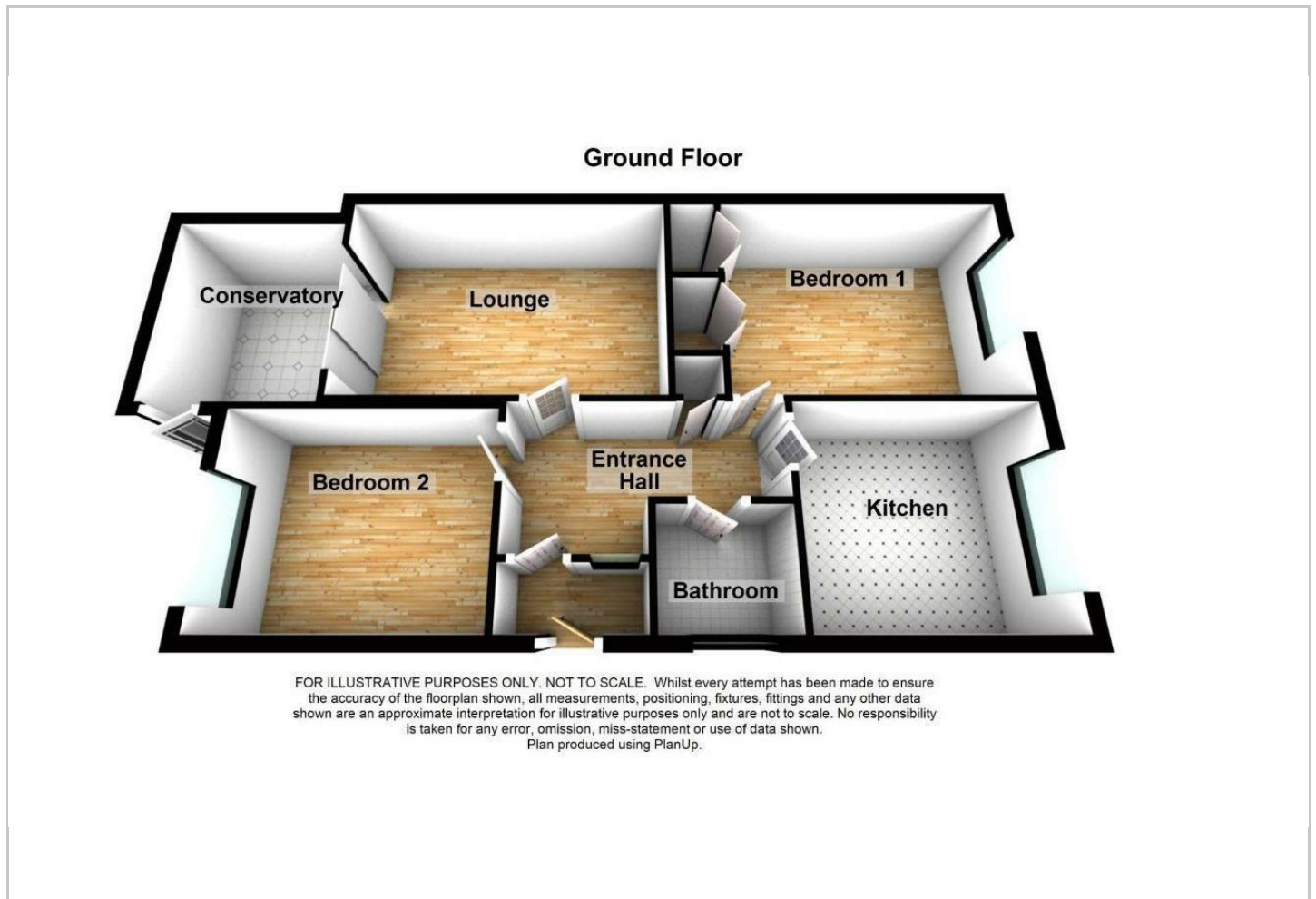
## Hybrid Map



## Terrain Map



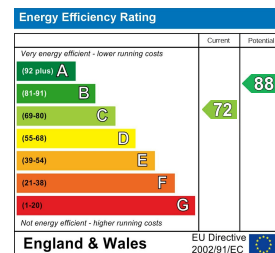
## Floor Plan



## Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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