



**Salter Hall Mews, Sudbury CO10 2DU**



**welcome to**

## **Salter Hall Mews, Sudbury**

- No onward chain
- Extended three bedroom bungalow
- Highly regarded gated mews
- Meadow views to the rear
- Garage and parking

Tenure: Freehold EPC Rating: C

# £525,000

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### **Entrance Hall**

Glazed entrance door with glazed side panel. Large airing cupboard, access to loft, radiator.

### **Kitchen / Breakfast Room**

14' 8" x 11' 2" ( 4.47m x 3.40m )  
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven with hob and extractor over. Integral dishwasher. Space for appliances. Radiator. Opening onto:-

### **Boot Room**

8' 11" x 7' 5" ( 2.72m x 2.26m )  
Double glazed window to front aspect. Radiator. Door leading dining room.

### **Lounge**

18' 9" max x 16' 6" ( 5.71m max x 5.03m )  
Double glazed french doors and double glazed window to rear aspect with views over the meadows. Two radiators. Double glazed sliding doors leading to:-

### **Dining Room**

18' 9" x 8' 4" ( 5.71m x 2.54m )  
Double glazed french doors and double glazed window to rear aspect with views over the meadows.

### **Bedroom One**

15' 8" x 10' 9" ( 4.78m x 3.28m )

Double glazed window to rear aspect. Radiator.

### **Ensuite**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

### **Bedroom Two**

13' 9" x 9' 4" ( 4.19m x 2.84m )  
Double glazed window to front aspect. Radiator.

### **Bedroom Three**

10' 5" x 8' 5" ( 3.17m x 2.57m )  
Double glazed window to front aspect. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath. Extractor fan, radiator.

### **Front Garden**

A driveway provides off road parking and a further driveway leads to the garage.

### **Rear Garden**

The low maintenance rear garden is mainly laid to paving with mature shrubs. There is a purpose built workshop in the garden, with power and light connected. This would be perfect for many uses, such as a home office.



**Property Ref:**  
SUD109883 - 0005

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**william h brown**



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)