



Chelsea Road, Sudbury CO10 2RU

welcome to

Chelsea Road, Sudbury

Set in a highly regarded part of Sudbury is this impressive detached home, offering an abundance of high quality and spacious accommodation throughout, and occupying a generous plot, including ample parking, a detached garage and a beautiful garden



Entrance Porch

Covered porchway. Door leading to:-

Entrance Hall

The welcoming entrance hall is flooded with natural light and has a double glazed window to side aspect. Stairs rising to first floor, understairs cupboard, radiator.

Cloakroom

Double glazed window to side aspect. Low level WC. Radiator.

Lounge

18' 8" x 14' 6" (5.69m x 4.42m)

Double glazed windows to front and side aspects. Double glazed door to rear aspect. Patio doors lead to the garden from this open plan area. Solid stone Cornish pink granite fireplace housing inset burner. Solid wood flooring. Opening onto:-

Dining Area

11' 11" x 8' 10" (3.63m x 2.69m)

Double glazed window to side aspect. Solid wood flooring. Radiator.

Kitchen

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to rear 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. Space for appliances. Walk in pantry.

Rear Lobby

Double glazed door leading to garden.

Galleried Landing

Double glazed window to side aspect. Airing cupboard housing central heating boiler. Radiator.

Bedroom One

18' 10" x 13' 10" (5.74m x 4.22m)

Triple aspect. Double glazed windows. Three double built in wardrobes. Two radiators.

Bedroom Two

11' 11" x 10' (3.63m x 3.05m)

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Double glazed window to side aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed windows to front and side aspects. Suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower over. Heated towel rail.

Cloakroom

Double glazed window to side aspect. Low level WC. Radiator.

Front Garden

A large driveway leads to the garage. The remainder of the garden is mainly laid to mature beds and a pathway leads to the front porch.

Rear Garden

The rear garden commences with a large private seating area and the remainder is predominantly laid to lawn with a number of beds and a further seating area. Pond to the rear of the garden, shed, storage sheds with power and lighting, and greenhouse. Gate to front.

Garage

15' 10" x 8' (4.83m x 2.44m)

Power and light connected. Solid attached storage shed.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

The vendor has advised that window sills throughout the home are constructed from Italian marble.

All flooring, curtains and blinds included in the sale, and there is the option to include all white goods.



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welcome to

Chelsea Road, Sudbury

- Currently three bedrooms and offering huge scope for enlargement/alteration to make a four bedroom (stp)
- Spacious detached home
- Set in a highly regarded part of Sudbury
- Generous plot with a beautiful garden
- Circa 1765ft2 of accommodation

Tenure: Freehold EPC Rating: C

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110018 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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