



**Alder Way, Sudbury CO10 1BH**



**welcome to**

**Alder Way, Sudbury**

Set in a private and quiet setting within this highly regarded modern development is this extremely well presented three bedroom detached home, the property offers a spacious lounge, stunning kitchen/diner & beautiful conservatory and is enhanced with a landscaped garden, off road parking & garage



### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor, radiator.

### **Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

### **Lounge**

13' 11" into bay x 13' 7" ( 4.24m into bay x 4.14m )  
Double glazed bay window to front aspect. Radiator.

### **Kitchen**

21' 9" x 9' 2" ( 6.63m x 2.79m )  
Two double glazed windows to rear aspect and double glazed french doors leading to conservatory. 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 and hob with hood over. Understairs cupboard. Space for appliances, radiator.

### **Conservatory**

12' 10" x 11' 4" ( 3.91m x 3.45m )  
Insulated roof. Double glazed windows to one side and double glazed doors leading to garden.

### **Landing**

Stairs rising from entrance hall. Access to loft, airing cupboard, radiator.

### **Bedroom One**

10' 3" x 9' 2" + door recess ( 3.12m x 2.79m + door recess )  
Double glazed window to front aspect. Fitted wardrobes, radiator.

### **Ensuite**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator, extractor fan.

### **Bedroom Two**

12' 6" max x 11' 3" ( 3.81m max x 3.43m )  
Two double glazed windows to rear aspect. Radiator.

### **Bedroom Three**

9' 1" x 7' 7" ( 2.77m x 2.31m )  
Double glazed window to rear aspect. Radiator.

### **Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer taps. Extractor fan.

### **Front Garden**

The front garden has flower beds and a driveway that leads to the garage.

### **Rear Garden**

The rear garden commences with a patio seating area. There is an area of lawn and flower beds. Gate to side. To the rear of the garage is an area of hardstanding with a shed.

### **Garage**

20' 7" x 10' 1" ( 6.27m x 3.07m )  
Up and over doors. Power and light connected. Pitched roof.



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welcome to

## Alder Way, Sudbury

- Beautiful conservatory with insulated roof
- Garage and ample off road parking
- Spacious bay fronted lounge & Stunning kitchen/diner
- Three bedroom detached home
- Quiet close setting

Tenure: Freehold EPC Rating: B

# £400,000



Please note the marker reflects the postcode not the actual property

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