



**Colneys Close, Sudbury, CO10 1LH**

**welcome to**

**Colneys Close, Sudbury**

\*NO ONWARD CHAIN\* Occupying a generous plot at the head of this popular cul-de-sac is this three-bedroom detached bungalow with additional annex. The property offers spacious and flexible accommodation and is further enhanced with a large garden and ample parking.



### **Covered Porch**

Double glazed front door into:-

### **Entrance Hall**

Access to loft via ladder. Storage cupboard, radiator.

### **Lounge**

19' 4" max x 15' 6" narrowing to 10' 4" ( 5.89m max x 4.72m narrowing to 3.15m )

Double glazed window to front aspect with views towards the meadows. Double glazed patio doors to rear aspect. Parquet flooring. Two radiators.

### **Kitchen**

12' 7" x 7' 7" ( 3.84m x 2.31m )

Double glazed window to rear aspect and door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Central heating boiler. Integral double oven and inset hob. Space for appliances.

### **Bedroom One**

11' 10" x 10' 11" ( 3.61m x 3.33m )

Double glazed window to front aspect. Radiator.

### **Bedroom Two**

10' 1" x 8' 7" ( 3.07m x 2.62m )

Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

10' 10" x 7' 5" ( 3.30m x 2.26m )

Double glazed window to front aspect. Radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising wash hand basin, bidet and bath. Airing cupboard.

### **Cloakroom**

Double glazed window to rear aspect. Suite comprising low level WC.

### **Annex**

#### **Lounge / Bedroom**

16' 6" x 8' 5" max ( 5.03m x 2.57m max )

Double glazed window to front aspect. Access to loft, radiator. Door leading to:-

#### **Shower Room**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower. Heated towel rail, shaver point.

#### **Front Garden**

A large driveway provides ample off road parking.

#### **Rear Garden**

The large rear garden commences with a patio area and there is then a large lawned area with mature shrubs and beds to borders and pond. Large storage shed and a further shed. Side gate access and door leading to annex.



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# welcome to Colneys Close, Sudbury

No onward chain

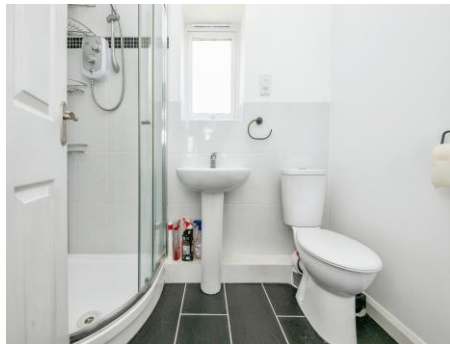
- 
- Three bedrooms
- One bedroom annex with shower room
- Detached bungalow
- Large garden

Tenure: Freehold EPC Rating: D

offers in excess of  
**£350,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
SUD110061 - 0003

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