



**Elm Road, Sudbury, CO10 2SD**

**welcome to**

**Elm Road, Sudbury**

A spacious semi-detached home with a large frontage providing ample off road parking and great sized rear garden, set within this popular part of Sudbury, giving easy access to the town centre and local schooling.



### **Entrance Porch**

Double glazed door to front aspect. Opening onto:-

### **Entrance Hall**

Stairs rising to first floor. Understairs cupboard, radiator.

### **Lounge**

16' 3" x 10' 10" ( 4.95m x 3.30m )

Double glazed window to front aspect. Radiator.

Doorway to:-

### **Kitchen**

13' 3" x 6' ( 4.04m x 1.83m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer taps. Larder style cupboard. Integral oven with hob and extractor over. Space for appliances. Door leading to:-

### **Garden Room**

11' 9" x 7' 10" ( 3.58m x 2.39m )

Double glazed windows to three aspects. Double glazed French doors leading to garden. Hall area with door to study and wet room that opens onto the garden room.

### **Study / Ground Floor Bedroom**

12' 5" x 9' 9" ( 3.78m x 2.97m )

Double glazed window and double glazed door to front aspect.

### **Landing**

Stairs rising from entrance hall. Double glazed window to rear aspect. Access to loft via ladder. Storage cupboard.

### **Bedroom One**

12' 5" into wardrobes x 10' 10" ( 3.78m into wardrobes x 3.30m )

Double glazed window to front aspect. Fitted wardrobes. Radiator.

### **Bedroom Two**

14' x 9' 11" ( 4.27m x 3.02m )

The room has a central partition creating two rooms. Double glazed window to front aspect. Built in wardrobe, radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

### **Front Garden**

A large block paved driveway provides off road parking and the remainder is predominantly laid to lawn.

### **Rear Garden**

The low maintenance rear garden commences with a patio area and has areas of artificial lawn with large workshops and sheds.



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## welcome to Elm Road, Sudbury

- Semi detached
- Ample off road parking
- Spacious lounge, garden room and study
- Two double bedrooms
- Popular location

Tenure: Freehold EPC Rating: C

offers in excess of

# £270,000



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](http://www.focalagent.com)



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Property Ref:  
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