

Conifers, Sandy Lane, Sudbury, CO10 1DF

## welcome to

# **Conifers, Sandy Lane, Sudbury**

Set in a highly regarded part of Sudbury is this modern semi-detached home, constructed with a cottage feel and offering spacious accommodation including two reception rooms and kitchen/diner. The property is further enhanced with off road parking and a beautiful garden.













#### **Entrance Hall**

Door to front aspect, stairs rising to first floor. Understairs cupboard, radiator.

#### Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

### Lounge

14' 5" x 12' 5" into bay ( 4.39m x 3.78m into bay ) Double glazed bay window to front aspect. Brick fireplace with inset burner. Radiator.

#### Kitchen

14' 5" max x 11' 5" ( 4.39m max x 3.48m )

Double glazed windows to rear and side aspects and door leading to garden room. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven, with hob and extractor over. Integral fridge/freezer and integral dishwasher. Central heating boiler. Radiator.

#### **Garden Room**

11' 4"  $\times$  10' into bay (  $3.45 m \times 3.05 m$  into bay ) Double glazed french doors leading to garden. Radiator

## Landing

Access to loft, radiator.

## **Bedroom One**

14' 5" x 8' 7" + door recess ( 4.39m x 2.62m + door recess ) Double glazed window to front aspect. Built in wardrobe, radiator.

#### **Ensuite**

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

### **Bedroom Two**

8' 7" x 7' 9" ( 2.62m x 2.36m )

Double glazed window to rear aspect. Radiator.

#### **Bedroom Three**

11' 6" x 5' 5" ( 3.51m x 1.65m ) Double glazed window to rear aspect. Radiator.

#### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath. Shaver point, extractor fan.

#### **Front Garden**

A parking area is to the front of the property, with a pathway leading to the front door. There is also a lawned side garden and hedgerows to front borders.

#### Rear Garden

The rear garden commences with a large patio seating area, with the remainder predominantly laid to lawn with mature shrubs and flower beds. Side access.





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# **Conifers, Sandy Lane, Sudbury**

- Three bedrooms
- Semi detached home
- En-suite to master
- Popular location
- Beautiful large garden

Tenure: Freehold EPC Rating: C

offers in excess of

£340,000



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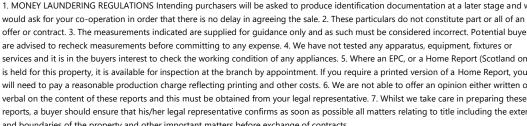
Sudbury Gymnastics Club Coogle Map data @2024 Please note the marker reflects the

postcode not the actual property

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