



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" x 10' into bay (3.45m x 3.05m 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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welcome to

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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110161 - 0003

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