



Herbert Close, Sudbury CO10 1QF

welcome to

Herbert Close, Sudbury

Set within an extremely popular part of Sudbury is this executive five bedroom and three en-suite detached home, offering spacious and flexible accommodation over three floors. This well-presented home benefits from off road parking, a double length garage and private garden.



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.

Lounge

18' x 10' 2" (5.49m x 3.10m)

Double glazed window to front aspect. Fireplace with inset gas fire. Alarm system cupboard. Two radiators. Double doors leading to:-

Dining Room

10' 6" x 8' 6" (3.20m x 2.59m)

Radiator. Double glazed french doors leading to conservatory and door leading to:-

Kitchen

14' 11" + recess x 10' 8" (4.55m + recess x 3.25m)

Double glazed window to rear aspect. 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. Space for range style cooker, integral microwave. Understairs cupboard, space for appliances. Radiator. Door leading to:-

Utility Room

7' 4" x 4' 8" (2.24m x 1.42m)

Double glazed door to rear aspect. Fitted with wall and base units. Central heating boiler (installed in January 2020). Plumbing for washing machine, stainless steel sink and drainer unit.

Conservatory

12' 7" x 8' 10" (3.84m x 2.69m)

Double glazed windows to two aspects. Double glazed french doors leading to garden.

First Floor Landing

Stairs rising to first floor. Airing cupboard. Radiator.

Bedroom One

16' x 10' 4" (4.88m x 3.15m)

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Ensuite

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

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin, bath with mixer tap and shower over, and shower cubicle. Heated towel rail, extractor fan.

Bedroom Three

10' 9" x 8' 10" (3.28m x 2.69m)

Double glazed window to rear aspect. Built in wardrobe, radiator.

Ensuite

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

Second Floor Landing

Velux window to rear aspect. Study area.

Bedroom Four

16' 4" x 10' 5" (4.98m x 3.17m)

Double glazed windows to front and side aspect. Eaves storage, built in wardrobe, two radiators.

Ensuite

Velux window to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle.

Radiator, extractor fan.

Bedroom Five

23' 11" max x 8' 1" (7.29m max x 2.46m)

Double glazed windows to front and side aspects. Velux window to rear aspect. Fitted wardrobe, two radiators.

Front Garden

A driveway leads to the garage and there is an additional block paved areas for parking.

Rear Garden

Patio seating area with a further covered patio with a pergola, the remainder of the garden is predominantly laid to lawn with a shrubs to boarder, courtesy door to garage and gate to front.

Garage

31' 9" x 9' (9.68m x 2.74m)

Electric up and over doors. Pitched boarded roof space providing loft style storage with ladder. Power and light connected.

Agents Note

The vendors have advised that there is hardwired CCTV and an alarm system.



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welcome to

Herbert Close, Sudbury

- Popular cul-de-sac setting
- Spacious three storey home
- Five bedroom detached home
- 3 Ensuites, family bathroom and ground floor cloakroom
- 2 reception rooms, conservatory and kitchen/breakfast room

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the postcode not the actual property

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