

**Bulmer Tye, Bulmer, Sudbury CO10 7EB** 

## welcome to

# **Bulmer Tye, Bulmer, Sudbury**

This beautiful modern three double bedroom home offers well presented accommodation throughout, including a spacious lounge and stunning family kitchen with bi-folds to the large private garden, and is further enhanced with a large master bedroom, en-suite and ample parking.













#### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor. Opening onto:-

### Study

7' 1" x 5' 9" ( 2.16m x 1.75m ) Double glazed window to front aspect.

#### Cloakroom

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

#### Kitchen / Diner

23' 4" x 12' 10" ( 7.11m x 3.91m )

Double glazed door and double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink set into worktop with mixer taps. Space for washing machine, integral double oven and inset hob with hood over. Integral fridge/freezer and dishwasher. Bi-fold doors to rear garden.

#### Landing

Sun pipe. Airing cupboard. Radiator.

#### **Bedroom One**

17' 3" x 12' 7" ( 5.26m x 3.84m )
Double glazed window to rear aspect. Radiator.

#### **Ensuite**

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

#### **Bedroom Two**

11' 2" x 9' 1" ( 3.40m x 2.77m )
Double glazed windows to rear and side aspects.

#### **Bedroom Three**

11' 2"  $\times$  10' 1" (  $3.40 \, \text{m} \times 3.07 \, \text{m}$  ) Double glazed windows to front and side aspects. Radiator.

#### **Bathroom**

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

#### Rear Garden

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn with a rear gate leading to the parking area.

### **Agent's Note**

The vendor has advised that there is underfloor heating to the ground floor.





### welcome to

# **Bulmer Tye, Bulmer, Sudbury**

- Still covered by its initial NHBC
- Three double bedroom semi detached home
- Stunning open plan family kitchen
- Spacious lounge and study area
- Private garden

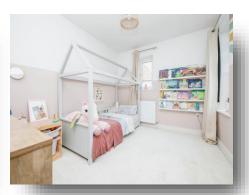
Tenure: Freehold EPC Rating: B

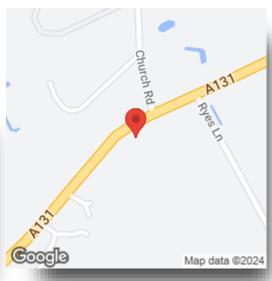
offers in the region of

£400,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SUD109540 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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