



Garden Place, Sudbury CO10 2DR

welcome to

Garden Place, Sudbury

NO ONWARD CHAIN Set in a quiet position on the edge of Sudbury town centre and enjoying stunning views over the meadows, is this deceptively spacious three/four bedroom home with two large receptions, and further enhanced with ample parking and a garage.



Dining Room

14' 6" x 14' 2" max (4.42m x 4.32m max)
Double glazed window and door to front aspect.
Stairs rising to first floor, understairs cupboard.
Radiator.

Kitchen

14' x 10' 3" narrowing to 7' 10" (4.27m x 3.12m narrowing to 2.39m)
Double glazed door leading to rear garden. 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 appliances. Radiator.

Lounge

22' 11" x 14' 3" (6.99m x 4.34m)
Double glazed window to front aspect and double glazed patio doors to rear aspect. Central heating boiler, two radiators.

Landing

Access to loft. Airing cupboard.

Bedroom One

14' 8" x 12' (4.47m x 3.66m)
Three double glazed widows to front aspect.
Radiator.

Ensuite

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

Bedroom Two

14' 5" x 8' 5" max (4.39m x 2.57m max)
Double glazed window to rear aspect. Radiator.

Bedroom Three

12' x 5' 8" (3.66m x 1.73m)
Double glazed window to front aspect. Fitted wardrobes, radiator.

Bedroom Four / Study

8' 8" x 6' 2" (2.64m x 1.88m)
Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

The gravel driveway provides off road parking and the remainder is predominantly laid to lawn,

Rear Garden

The rear garden enjoys far reaching views and commences with a patio seating area with the remainder being predominantly laid to lawn.

Garage

19' 6" max x 9' 5" (5.94m max x 2.87m)
Up and over doors. Power and light connected.



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welcome to

Garden Place, Sudbury

- Stunning meadow views
- No onward chain
- Ample off road parking
- Detached garage
- Some updating required

Tenure: Freehold EPC Rating: C

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110092 - 0002

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