



**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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## Garden Place, Sudbury

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

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110092 - 0004

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