



Hillcroft, Sandy Lane, Sudbury, CO10 1DF

welcome to

Hillcroft, Sandy Lane, Sudbury

This extended three bedroom home offers deceptively spacious and well presented accommodation throughout including a stunning open plan kitchen/dining and a separate lounge, this exquisite home is then enhanced with ample off road parking and a large garden with a superb studio/workshop.



Entrance Porch

Covered porch. Door leading to:-

Entrance Hall

Double glazed door to front aspect. Double glazed window with side panels. Stairs rising to first floor, understairs cupboard.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin.

Lounge

14' 2" into bay x 13' 5" (4.32m into bay x 4.09m)
Double glazed bay window to front aspect. Fireplace housing inset burner. Radiator.

Kitchen / Living / Dining

A beautiful open plan kitchen that flows into an area for living/dining, this offers versatile space for a flexible layout.

Kitchen Area

18' 7" max x 10' 10" (5.66m max x 3.30m)
Double glazed window to rear aspect. 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 double oven with five ring gas hob and hood over. Breakfast bar. Integral dishwasher. Opening onto dining and living area and lounge.

Dining / Living Area

22' 7" x 11' 11" max (6.88m x 3.63m max)
Double glazed bi-fold door to rear aspect. Fireplace housing inset burner. Radiator.

Utility Room

8' 1" x 5' 5" (2.46m x 1.65m)
Double glazed window to side aspect. Fitted with wall and base units matching the kitchen. Plumbing for washing machine.

Landing

Double glazed window to side aspect. Access to loft. Radiator.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)
Double glazed window to rear aspect. Airing cupboard. Radiator.

Bedroom Two

12' x 11' 11" (3.66m x 3.63m)
Double glazed window to front aspect. Radiator.

Bedroom Three

9' x 8' 8" (2.74m x 2.64m)
Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin, shower cubicle and freestanding bath with mixer taps. Built in storage, underfloor heating.

Front Garden

A large driveway provides ample off road parking with well stocked beds.

Rear Garden

The large rear garden is separated into two sections, with a patio terrace to the immediate rear of the property and an area of lawn with beds to approximately half way up the garden. Storage shed and side access. The second part of the garden has an area of lawn with vegetable beds and mature shrubs/trees. Garden shed and workshop/office, area currently housing hot tub.

Workshop / Office

16' 3" max x 14' 4" max (4.95m max x 4.37m max)
Irregular shaped. Window and door. Power and light connected.



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welcome to

Hillcroft, Sandy Lane, Sudbury

- Extended three bedroom semi detached home
- Ample off road parking
- Large southerly private rear garden
- Workshop / studio
- Stunning open plan kitchen/living/dining

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.foolagent.com



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SUD110233 - 0003

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