



**Alan Phillips Way, Sudbury CO10 1AP**



**welcome to**

**Alan Phillips Way, Sudbury**

Set within this highly regarded modern development enjoying views of the water meadows & giving easy access to the town centre is this executive four double bedroom home that is brimming with high quality & well-presented accommodation throughout including a stunning open plan kitchen/living room.



### **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. Part tiled. Radiator.

### **Open Plan Kitchen / Living**

31' 10" x 17' 11" max ( 9.70m x 5.46m max )

A stunning contemporary space with two double glazed windows to side aspect and bi-fold doors to the rear with views overlooking the water meadows. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with gas hob and hood over. Integral dishwasher, fridge/freezer and washer/drier. Storage cupboard. Radiator.

### **First Floor Landing**

Storage cupboard. Stairs rising to second floor. Doors leading to bedrooms one and two.

### **Bedroom One**

17' 11" x 13' max ( 5.46m x 3.96m max )

Double glazed window to rear aspect with views over the meadows. Three double wardrobes, radiator.

### **Ensuite**

Suite comprising low level WC, wash hand basin and large walk in shower cubicle. Heated towel rail, extractor fan.

### **Bedroom Two**

12' 9" x 11' 6" ( 3.89m x 3.51m )

Double glazed window to front aspect. Radiator.

### **Ensuite**

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

### **Second Floor Landing**

Airing cupboard. Doors leading to bedrooms three, four and bathroom.

### **Bedroom Three**

11' 4" x 11' ( 3.45m x 3.35m )

Double glazed window to rear aspect with views over the meadows. Eaves storage. Radiator.

### **Bedroom Four**

11' 1" x 10' 8" ( 3.38m x 3.25m )

Double glazed window to front aspect. Eaves storage. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower attachment over. Extractor fan, radiator.

### **Front Garden**

The block paved driveway provides off road parking and has a side access gate.

### **Rear Garden**

The west facing rear garden commences with a patio area, and the remainder is predominantly laid to lawn with sheltered area providing extra seating. Shed to remain.



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welcome to

## Alan Phillips Way, Sudbury

- Spacious accommodation over three floors
- Four double bedrooms
- Ground floor W.C, two En-suites and family bathroom
- Stunning open plan kitchen/living
- Highly regarded location

Tenure: Freehold EPC Rating: B

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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