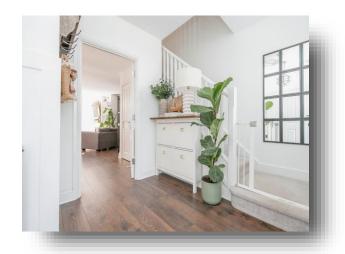


Alan Phillips Way, Sudbury CO10 1AP

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

31¹ 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.





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

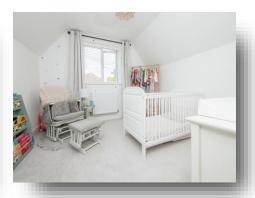
Tenure: Freehold EPC Rating: B

offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

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