



**Gloucester Way, Sudbury, CO10 1LW**

**welcome to**

## **Gloucester Way, Sudbury**

Set in a prominent position on an enviable corner plot within a highly regarded location is this four bedroom detached home, offering spacious and well presented accommodation throughout, including a large lounge and dining room, and is enhanced with ample parking, double garage and private garden



### Entrance Porch

Double glazed door to front aspect. Parquet flooring, storage cupboard. Radiator. Door leading to dining room and:-

### Cloakroom

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

### Dining Room

15' 3" x 10' 11" ( 4.65m x 3.33m )  
Double glazed patio doors leading to conservatory. Steps up to lounge. Two radiators. Door leading to:-

### Kitchen

13' 3" x 8' 4" ( 4.04m x 2.54m )  
Double glazed window to side aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral dishwasher and fridge. Space for range cooker with hood over. Two larger cupboards, radiator.

### Lounge

21' 7" max x 11' 11" ( 6.58m max x 3.63m )  
Double glazed french doors leading to garden and double glazed window to front aspect. Fireplace housing inset multi fuel burner. Stairs rising to first floor, radiator.

### Conservatory

15' 9" x 6' 10" ( 4.80m x 2.08m )  
Double glazed windows and double glazed door leading to garden. Door leading to garage.

### Split Level Landing

Double glazed window to front aspect. Storage cupboard housing central heating boiler.

### Bedroom One

12' into wardrobes x 10' 4" ( 3.66m into wardrobes x 3.15m )  
Double glazed window to rear aspect with far reaching views. Wardrobes to remain. Radiator.

### Bedroom Two

10' 11" x 8' 9" ( 3.33m x 2.67m )  
Double glazed window to front aspect. Radiator.

### Bedroom Three

11' x 7' 5" + door recess ( 3.35m x 2.26m + door recess )  
Double glazed window to rear aspect. Radiator.

### Bedroom Four

9' x 8' 5" ( 2.74m x 2.57m )  
Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin, shower cubicle and bath with mixer tap and shower over. extractor fan, heated towel rail.

### Front Garden

A double width driveway leads to the garage and the remainder is predominantly laid to lawn.

### Private Rear Garden

The rear garden has a number of paved and block paved seating areas with the remainder predominantly laid to lawn with mature shrubs to borders. Outside lights, tap and power points. Gate to front aspect.

### Double Garage

16' 11" x 16' 7" ( 5.16m x 5.05m )  
Two roller doors. Power and light connected. Sink and drainer unit. Plumbing for washing machine.



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## welcome to Gloucester Way, Sudbury

- Four bedrooms
- Detached home
- Spacious and flexible accommodation
- Corner plot position
- Ample off road parking and double garage

Tenure: Freehold EPC Rating: D

# £450,000



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.flooragert.com.



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