



**Ashmere Rise, Sudbury, CO10 2QE**

**welcome to**

**Ashmere Rise, Sudbury**

This beautifully presented three bedroom detached bungalow has been meticulously improved by the current owner and offers bright and spacious accommodation throughout, including a large lounge and stunning kitchen. The property is then enhanced with a private garden, ample parking and garage.





### Entrance Porch

Double glazed door and double glazed window to side aspect. Glazed door leading to:-

### Entrance Hall

Access to fully boarded loft via ladder. Radiator.

### Cloakroom

Suite comprising low level WC and vanity wash hand basin.

### Lounge / Diner

19' 10" x 16' 8" ( 6.05m x 5.08m )

Double glazed French doors and double glazed window to rear aspect. Double glazed window to side aspect, Fireplace housing inset multifuel burner. Three radiators.

### Kitchen

11' 3" x 9' 11" ( 3.43m x 3.02m )

Double glazed door to rear aspect and door leading to garden room. 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. Integral fridge/freezer and dishwasher.

### Garden Room

10' 5" x 9' 8" ( 3.17m x 2.95m )

Double glazed French doors leading to garden and double glazed windows to rear and side aspects. Ceiling lantern, built in storage cupboard.

### Bedroom One

11' 7" x 10' plus wardrobes ( 3.53m x 3.05m plus wardrobes )

Double glazed window to front aspect. Full wall of fitted wardrobes, radiator.

### Bedroom Two

10' 2" + door recess x 8' 11" ( 3.10m + door recess x 2.72m )

Double glazed window to side aspect. Radiator.

### Bedroom Three

9' 5" x 7' 10" ( 2.87m x 2.39m )

Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Vertical radiator.

### Front Garden

A driveway runs alongside the side of the property and the remainder is predominantly laid to paving.

### Private Rear Garden

The rear garden commences with a patio seating terrace with the remainder being predominantly laid to lawn. Outside power point. Side access.

### Garage / Workshop / Shed

Power and light connected.



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## Ashmere Rise, Sudbury

- Detached bungalow
- Three bedrooms
- Extremely well presented
- Large private garden
- Popular location

Tenure: Freehold EPC Rating: C

**£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.localagent.com



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