



**Lime Grove, Sudbury CO10 7PE**



**welcome to**

## **Lime Grove, Sudbury**

Set within a popular part of Sudbury is this extended four bedroom home, offering spacious & well presented accommodation throughout, including a large lounge/diner and beautiful kitchen. The property is then enhanced with off road parking and a garage.



### Entrance Porch

Double glazed door to front aspect and double doors leading to:-

### Entrance Hall

Stairs rising to first floor. Understairs cupboard, radiator.

### Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

### Kitchen / Breakfast Room

20' 7" x 7' 8" ( 6.27m x 2.34m )

Double glazed windows to front and side aspects. Double glazed door to side aspect. 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. Space for appliances. Radiator.

### Lounge / Diner

21' 6" max x 15' 4" narrowing to 12' 3" ( 6.55m max x 4.67m narrowing to 3.73m )

Double glazed window to rear aspect and double glazed patio doors leading to garden. Fireplace housing gas fire. Radiator.

### Landing

Airing cupboard, Access to loft.

### Bedroom One

13' 9" x 11' 10" + door recess ( 4.19m x 3.61m + door recess )

Double glazed window to front aspect. Radiator.

### Ensuite

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin, shower cubicle and bath with mixer tap. Extractor fan, radiator.

### Bedroom Two

12' 3" x 10' 6" ( 3.73m x 3.20m )

Double glazed window to rear aspect. Radiator.

### Bedroom Three

12' 3" x 10' 8" ( 3.73m x 3.25m )

Double glazed window to rear aspect. Radiator.

### Bedroom Four

11' 3" x 7' 6" ( 3.43m x 2.29m )

Double glazed window to front aspect. Radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and corner bath with shower over. Radiator.

### Front Garden

A driveway leads to the garage, which has power and light connected, and up and over doors.

### Rear Garden

The low maintenance rear garden has areas of shingle, patio and flower beds. Shed to remain. Side gate access.



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## Lime Grove, Sudbury

- Four bedrooms
- Semi detached
- Garage and off road parking
- Low maintenance garden
- Large lounge/diner

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD109470 - 0003

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