



Smeetham Hall Lane, Bulmer, Sudbury CO10 7EN

welcome to

Smeetham Hall Lane, Bulmer, Sudbury

Occupying a generous plot within a highly regarded location is this substantial detached home, offering an abundance of spacious & flexible accommodation throughout, including 4 reception rooms, a beautiful kitchen & further enhanced with a large private garden, ample parking & detached garage.



Entrance Hall

Double entrance doors lead in to this welcoming hall with Oak flooring. Oak staircase fittings rising to first floor. Large storage cupboard and two additional cupboards. Radiator.

Living Room

19' 2" x 15' 9" (5.84m x 4.80m)

A bright and spacious double aspect room with double glazed windows to front and side aspects and double glazed French doors to the side garden, Oak flooring. Three radiators. Door leading to kitchen.

Sitting Room

22' 3" max x 19' 4" (6.78m max x 5.89m)

The large sitting room has two double glazed windows to front aspect and a double glazed window to side aspect. Fireplace with inset propane gas fire. Three radiators. Double doors leading to dining room.

Kitchen

15' 4" x 14' 2" (4.67m x 4.32m)

A stunning fitted kitchen with a range of matching wall and base units over areas of granite work surfaces with Inset one and a half bowl sink, Two integral ovens and inset induction hob with hood over. Two double glazed windows to rear aspect, vertical radiator. Door leading to rear lobby. Feature porcelain tiled flooring. Opening onto:-

Dining Room

14' 2" x 12' 5" (4.32m x 3.78m)

Double glazed sliding door nearly full room width leading to conservatory with views of the rear garden. Radiator. Feature porcelain tiled flooring. Door leading to:-

Home Office

14' 2" x 10' 7" (4.32m x 3.23m)

A spacious and versatile room, with double glazed window, radiator, and view of the rear garden

Conservatory

22' 7" x 13' 4" (6.88m x 4.06m)

Double glazed windows to three aspects. Double glazed french doors leading to garden. Power and light connected. New replacement conservatory frame and all double glazing with 10 year guarantee installed in 2024. Self-cleaning tinted glass roof.

Rear Lobby

Double glazed door leading to side garden. Door leading to utility room and:-

Cloakroom

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

Utility Room

7' 1" x 6' 9" (2.16m x 2.06m)

Double glazed window to rear aspect. Fitted with matching wall and base units and larder unit. Stainless steel sink and drainer unit. Plumbing for washing machine. Plumbed in water softener.

Galleried Landing

Double glazed window to front aspect. Oak staircase fittings. Access to loft via ladder. Storage cupboard. Airing cupboard, two radiators.

Bedroom One

15' 9" x 12' 11" (4.80m x 3.94m)

Two double glazed windows to front aspect. Two radiators. Opening onto dressing area with four built in wardrobes.

Ensuite

Two double glazed windows to rear aspect. Suite comprising low level WC, wash hand basin, bidet, bath with mixer tap and shower over, and shower cubicle. Extractor fan, heated towel rail. Fully tiled.

Bedroom Two

12' 8" x 12' 3" (3.86m x 3.73m)

Double glazed window to rear aspect. Built in wardrobes, radiator. Door leading to:-

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail, Fully tiled.

Bedroom Three

14' 1" max x 13' 5" max (4.29m max x 4.09m max)

Two double glazed windows to front aspect. Built in wardrobe and further built in storage cupboard. Two radiators.

Bedroom Four

11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed window to rear aspect. Triple built in wardrobe. Radiator.

Bedroom Five

9' 9" x 9' 6" + recess (2.97m x 2.90m + recess)

Double glazed window to front aspect. Triple built in wardrobe. Radiator.

Bathroom

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

Outside

The property occupies a generous plot of circa half an acre, the frontage offers a large gravelled driveway providing ample off road parking that leads to a detached double garage with a useful storage area to the side. The large rear garden commences with a private seating area and the remainder is mainly laid to lawn with mature shrubs and trees to borders. A summer house sits to the very rear of the garden. The property includes four timber storage sheds and an attractive side garden area. External condensing oil-fired boiler.

Detached Double Garage

17' 9" x 17' 5" (5.41m x 5.31m)

Up and over doors. Power and light connected. Fitted wall units, metal storage rack and fitted wooden shelving. Pedestrian side door to garage.



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welcome to

Smeetham Hall Lane, Bulmer Sudbury

- Ca 3000 sq ft flexible accommodation
- Potential ground floor rooms for dependants
- 5 bedrooms, 2 with ensembles plus family bathroom and ground floor WC
- Four reception rooms including large home office
- Ample parking on private drive, plus detached double garage

Tenure: Freehold EPC Rating: C

£960,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110562 - 0006

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