



People Park Way, Sudbury CO10 1AG

welcome to

People Park Way, Sudbury

Set in a prime position with a wonderful outlook on the edge of a modern development is this executive four bedroom detached home with well presented & spacious accommodation, including a large lounge, stunning open plan kitchen/diner & garden room & enhanced with ample parking & double garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, storage cupboard, radiator.

Cloakroom

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

Study

6' 6" x 6' 6" (1.98m x 1.98m)

Double glazed window to front aspect. Radiator.

Lounge

17' x 10' 5" (5.18m x 3.17m)

Double glazed french doors to rear aspect leading to covered patio. Radiator.

Open Plan Kitchen / Diner

Kitchen Area - 12' 1" x 8' 11". Dining Area 16' 6" x 10' 8". Double glazed windows to front and rear aspects. Fitted kitchen with a range of matching wall and base units over area of work surface. Sink and drainer unit with one and half bowl. Integral double oven with inset gas hob with hood over. Integral fridge/freezer, dishwasher and washing machine. Storage cupboard. Cupboard housing central heating boiler. Two radiators. Opening onto:-

Garden Room

12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed windows to rear and side aspects.

Double glazed door to side aspect and double glazed bi-fold doors leading to covered patio.

Landing

Access to loft. radiator, airing cupboard.

Bedroom One

13' narrowing to 10' " x 11' 1" (3.96m narrowing to 3.05m x 3.38m)

Double glazed window to front aspect overlooking playing fields. Fitted wardrobes, radiator.

Ensuite

7' 11" x 5' 6" (2.41m x 1.68m)

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

11' 1" x 10' 6" max (3.38m x 3.20m max)

Double glazed window to front aspect. Radiator.

Bedroom Three

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to rear aspect. Radiator.

Bedroom Four

11' 6" x 6' 6" (3.51m x 1.98m)

Double glazed window to rear aspect. Fitted and built in wardrobe. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and large shower cubicle. Extractor fan, heated towel rail.

Front Garden

A driveway leads to the double garage.

Rear Garden

The rear garden commences with a large covered patio and the remainder is predominantly laid to lawn with shrubs to borders. door leading to garage. Gate to front.

Double Garage

20' 6" x 20' 1" (6.25m x 6.12m)

Two up and over doors. Power and light connected,



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welcome to

People Park Way, Sudbury

- Four bedrooms
- Large lounge
- Double Garage
- Stunning kitchen/diner opening into garden room
- En-suite to master, family bathroom and ground floor cloakroom

Tenure: Freehold EPC Rating: B

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD108988 - 0003

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