



Elizabeth Way, Sudbury CO10 7PG

welcome to

Elizabeth Way, Sudbury

Set in a prominent position within this popular cul-de-sac and enjoying a beautiful outlook is this well presented six bedroom detached home, offering spacious and flexible accommodation over three floors, and further enhanced with a double garage and ample parking.



Entrance Hall

Double glazed entrance door to front aspect. Large storage cupboard housing central heating boiler, stairs rising to first floor, understairs cupboard, radiator.

Cloakroom

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

Kitchen

11' 11" x 9' 1" (3.63m x 2.77m)
Double glazed windows to rear and side aspects. 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 oven with hob and hood over. Space for appliances. Double doors leading to:-

Dining Area

11' 11" x 8' 1" (3.63m x 2.46m)
Double glazed french doors leading to garden. Radiator. Opening onto:-

Living Room

21' 4" x 12' 2" (6.50m x 3.71m)
Three double glazed windows to three aspects enjoying views over the countryside. Two radiators.

First Floor Landing

Double glazed window to side aspect. Stairs rising to second floor. Airing cupboard. Doors leading to bedrooms one, two, three, four and bathroom.

Bedroom One

12' 5" max x 12' 1" (3.78m max x 3.68m)
Double glazed window to side aspect with views over the paddock. Radiator.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

11' max x 10' (3.35m max x 3.05m)
Double glazed window. Radiator.

Bedroom Three

10' 8" x 7' 6" (3.25m x 2.29m)
Double glazed window. Radiator.

Bedroom Four

12' 5" x 8' 6" (3.78m x 2.59m)
Double glazed window with views over the paddock. Radiator.

Bathroom

Double glazed windows. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator.

Second Floor Landing

Double glazed window. Doors leading to bedrooms five and six.

Bedroom Five

10' 6" x 7' 11" + large recess (3.20m x 2.41m + large recess)
Velux window. Some restricted head height. Full height double glazed picture windows. Radiator.

Bedroom Six

11' 9" x 7' 11" + large recess (3.58m x 2.41m + large recess)
Currently used as a home office. Velux window. Some restricted head height. Full height picture windows. Radiator.

Front Garden

A driveway leads to a double garage.

Rear Garden

The garden wraps round the property and has a large decked seating terrace and areas of lawn.



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welcome to

Elizabeth Way, Sudbury

- Six bedroom detached home
- Private position with beautiful outlook
- Popular cul-de-sac location
- Spacious and well presented accommodation
- Private gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD109963 - 0003

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