

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" (  $3.63m \times 2.46m$  ) Double glazed french doors leading to garden. Radiator. Opening onto:-

#### Living Room

21' 4" x 12' 2" ( $6.50m \times 3.71m$ ) 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.





## 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

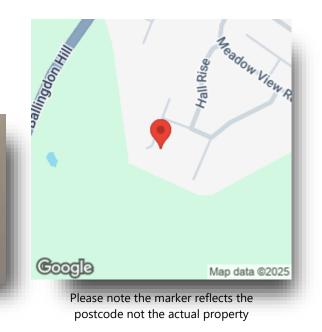
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