



**Windermere Road, Sudbury CO10 2QD**



**welcome to**

**Windermere Road, Sudbury**

Occupying a beautiful corner plot position at the end of a highly regarded close is this exceptionally well presented three bedroom detached bungalow, benefitting from spacious and flexible accommodation, and further enhanced with ample parking and a garage.



### Entrance Hall

Double glazed door to front aspect. Herringbone flooring that runs through the majority of the property. Radiator. Opening onto dining area and door leading to:-

### Lounge

21' 8" x 11' 3" ( 6.60m x 3.43m )

Double glazed window to front aspect with fitted shutters. Double glazed french doors to rear aspect with fitted shutters. Fireplace housing multifuel stove. Two radiators.

### Dining Area

15' 8" x 11' 10" ( 4.78m x 3.61m )

Doors leading to bedrooms and rear lobby. Access to loft, radiator. Opening onto:-

### Kitchen

11' 3" x 7' 9" ( 3.43m x 2.36m )

Two double glazed windows to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Inset sink set into corian worktop. Integral Neff oven with inset hob and extractor over, Neff coffee maker, Neff combination microwave/oven. Integral dishwasher. Integral fridge and freezer, waste disposal unit. Radiator.

### Rear Lobby

Double glazed window to rear aspect. Central heating boiler, two storage cupboards. Radiator.

### Bedroom One

17' x 12' 10" ( 5.18m x 3.91m )

Two double glazed windows to side aspect. Double glazed door to rear aspect. Large walk in wardrobe, radiator.

### Bedroom Two

10' 10" x 10' 4" ( 3.30m x 3.15m )

Double glazed window to front aspect with fitted shutters. Built in wardrobe, radiator.

### Bedroom Three

10' 4" x 10' 4" ( 3.15m x 3.15m )

Double glazed window to front aspect with fitted shutters. Built in wardrobe, radiator.

### Bathroom

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

### Front Garden

A block paved driveway leads to the garage and there is parking to the front of the property.

### Landscaped Rear Garden

To the immediate rear of the property is a large brick paved patio area with beds to borders and a gate to the front. The remainder of the garden is to the side with a patio and decked terrace. There is a large area of lawn with shrubs and beds, and a hardstanding area with vehicular access and parking to the rear. Exterior lights and power points. Outside tap.

### Garage

18' 7" x 8' 11" ( 5.66m x 2.72m )

Double glazed windows and double glazed door. Up and over doors. Power and light connected. Two double sockets.

### Agent's Note

The vendor has advised that there is a water softener at the property.



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## Windermere Road, Sudbury

- Beautiful landscaped gardens
- Three bedrooms
- Detached bungalow
- Popular location
- Stunning open plan kitchen/diner

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110598 - 0004

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