

St. Andrews Rise, Bulmer, Sudbury CO10 7TH



# welcome to

## St. Andrews Rise, Bulmer, Sudbury

\*NO ONWARD CHAIN\* Set within the highly regarded village of Bulmer is this three bedroom link detached home offering well presented and spacious accommodation including a large lounge and dining room. The property is further enhanced with ample parking and a garage.













#### **Entrance Porch**

Double glazed door and window to front aspect. Door leading to garage and:-

## **Entrance Hall**

Stairs rising to first floor. Understairs cupboard, radiator.

## Cloakroom

Suite comprising low level WC and wash hand basin. Heated towel rail.

## Lounge

16' x 13' 8" (4.88m x 4.17m) Double glazed door and double glazed windows to rear aspect. Radiator.

## **Dining Room**

12' 1" x 11' 10" ( 3.68m x 3.61m ) Double glazed window to front aspect. Radiator.

## Kitchen

13' 4" x 7' 11" ( 4.06m x 2.41m )

Double glazed windows to rear and side aspects. Fitted kitchen with a range of wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral dishwasher, space for appliances. Doorway to:-

## **Utility Room**

8' x 6' 5" ( 2.44m x 1.96m ) Double glazed window and double glazed door to rear aspect. Fitted with wall and base units. Sink and drainer unit with mixer tap. Plumbing for washing machine.

## Landing

Double glazed window to front aspect. Access to loft. Large airing cupboard.

## **Bedroom One**

13' 4" x 13' 3" (  $4.06m\ x\ 4.04m$  ) Double glazed window to rear aspect. Views over the paddock and church. Double built in wardrobe. Radiator.

## Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

## **Bedroom Two**

11' 11" x 10' 7" ( $3.63m\ x\ 3.23m$ ) Double glazed window to front aspect. Double built in wardrobe. Radiator.

## **Bedroom Three**

9' 6" + door recess x 8' 8" ( 2.90m + door recess x 2.64m ) Double glazed window to rear aspect. Double built in wardrobe. Radiator.

## Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap. Radiator.

## **Front Garden**

A large driveway provides off road parking and the remainder is predominantly laid to lawn.

## **Rear Garden**

The rear garden commences with a patio seating area with the remainder predominantly laid to lawn with mature shrubs and beds. Side gate access.

## Garage

19' 4" x 8' 1" ( 5.89m x 2.46m ) Up and over doors. Power and light connected. Door leading to garden. Two windows. Pitched roof.





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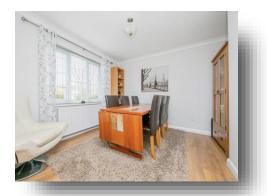
# St. Andrews Rise, Bulmer Sudbury

- Link detached home
- Ample off road parking and garage
- Southerly aspect garden
- Paddock views to the rear
- Highly regarded village

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000





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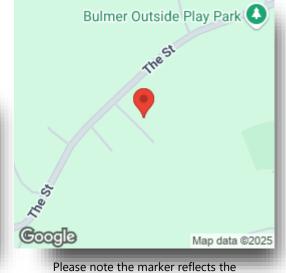
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postcode not the actual property