



River Cottage, Quay Lane, Sudbury CO10 2AN

welcome to

River Cottage, Quay Lane, Sudbury

Set within this highly regarded part of Sudbury is this detached bungalow that occupies a generous plot with ample off road parking that could be ripe for development (stp).



Kitchen

13' 8" x 7' 2" (4.17m x 2.18m)

Stable door to front aspect. Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel and drainer unit with one and a half bowl. Central heating boiler,. Opening onto:-

Dining Room

20' 1" x 11' 8" max (6.12m x 3.56m max)

Double glazed window to side aspect. Two radiators. Opening onto lounge and french doors leading to conservatory. Doors leading to inner hall.

Lounge

12' 6" x 12' (3.81m x 3.66m)

Double glazed window to front aspect. Double glazed patio doors leading to conservatory. Radiator.

Conservatory

21' 8" + recess x 7' 11" (6.60m + recess x 2.41m)

Double glazed windows to two aspects. Two sets of double glazed patio doors leading to garden. Door leading to workshop.

Inner Hall

Doors leading to bedroom and shower room.

Bedroom One

11' 2" x 10' 8" + wardrobes (3.40m x 3.25m + wardrobes)

Double glazed window to rear aspect. Fitted wardrobes, radiator.

Shower Room

9' x 7' 7" (2.74m x 2.31m)

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and walk in shower cubicle. Radiator.

Shower Room Two

7' 10" x 5' 6" (2.39m x 1.68m)

Two double glazed windows to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Radiator.

Exterior

The mature rear garden is mainly laid to paving with mature beds and borders. The vendors have advised that the driveway to the side of the property is owned by the property, but the bowling club have vehicular access to their car park, and further vehicular access from Quay Lane. There is a large summer house with power, water and light connected.

Workshop

24' 3" x 13' 6" (7.39m x 4.11m)

Double glazed patio doors leading to the garden. Irregular shaped. Power and light connected.



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River Cottage Quay Lane, Sudbury

- Topograph completed
- Non standard construction
- Detached bungalow
- Generous plot
- Off road parking with 2 vehicular entrances

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110690 - 0002

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