



**Old Common, Middleton, Sudbury CO10 7LW**



**welcome to**

## **Old Common, Middleton, Sudbury**

Situated in a quiet village location and occupying a generous plot is this three bedroom detached bungalow that has been extended and much improved by the current owner, offering well presented and spacious accommodation throughout, with the stunning family kitchen being a real highlight.



### Entrance Hall

Double glazed door to front aspect. Access to loft, airing cupboard, radiator.

### Lounge

18' 4" x 16' 4" max ( 5.59m x 4.98m max )  
Two double glazed windows to front aspect.  
Fireplace with inset stove. Two radiators. Double doors leading to:-

### Kitchen / Diner / Living

29' 3" x 22' ( 8.92m x 6.71m )  
Double glazed windows to rear and side aspects.  
Double glazed french doors to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Inset half bowl sink set into granite work top. Integral dishwasher, integral full height fridge/freezer, space for range cooker with extractor over. Two radiators.

### Utility Room

7' x 6' 6" ( 2.13m x 1.98m )  
Double glazed door leading to garden. Fitted with wall and base units. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Oil central heating boiler. Integral microwave.

### Master Suite

16' 4" x 10' ( 4.98m x 3.05m )  
Double glazed window to rear aspect. The room commences with a dressing area with a built in wardrobes. Door leading to ensuite and opening onto main bedroom area.

Dressing Area 5' 11 max x 6' 10".

### Ensuite

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

### Bedroom Two

15' 8" x 9' 9" ( 4.78m x 2.97m )  
Double glazed window to front aspect. Fitted wardrobes, radiator.

### Bedroom Three

11' 9" + wardrobes x 10' 11" ( 3.58m + wardrobes x 3.33m )  
Double glazed window to front aspect. Built in wardrobes, radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin, shower cubicle and bath with mixer tap. Heated towel rail.

### Frontage

A large driveway providing ample off road parking with the rest laid to lawn.

### Rear Garden

The rear garden commences with a patio seating area, with the remainder predominantly laid to lawn with mature shrubs, trees and flower beds. Pond. The side garden has a pergola with areas of shingle and flower beds, and a gate to the front aspect. Two sheds to remain.

### Directions

using the postcode CO10 7LW continue to the end of the T junction and turn right, the property can then be found on your right.  
WHAT 3 WORDS flashing.flattered.cult



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## **Old Common, Middleton, Sudbury**

- Detached bungalow
- Three double bedrooms
- En-suite to master
- Beautiful mature garden
- Ample off road parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of

**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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