

Parkwood Drive, Sudbury CO10 1LX

# welcome to

# **Parkwood Drive, Sudbury**

Set in a quiet position overlooking an area of greensward & with beautiful far reaching views is this well-presented four bedroom detached home, that has been greatly improved by the current owners & offers spacious accommodation, stunning kitchen, garage & ample parking.













#### **Entrance Hall**

Double glazed door and window to front aspect. understairs cupboard, stairs rising to first floor. Radiator.

# **Wet Room**

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower. wet room flooring. Extractor fan, heated towel rail.

# **Dining Area**

9' 10" x 9' 7" ( 3.00m x 2.92m )

Radiator. Opening onto lounge area. Door leading to:-

## Kitchen

19' 7" x 9' 1" ( 5.97m x 2.77m )

Double glazed window to side aspect and double glazed door leading to carport. Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Double butler sink set into wooden worktop. Integral double oven with inset hob and hood over. Radiator.

# Landing

Stairs rising from entrance hall. Access to loft, radiator, airing cupboard.

## **Bedroom One**

13' 2" x 8' 5" ( 4.01m x 2.57m )

Double glazed window to front aspect with beautiful views. Radiator.

### **Bedroom Two**

12' 6" x 11' 1" + door recess ( 3.81m x 3.38m + door recess )

Double glazed window to rear aspect. Radiator.

## **Bedroom Three**

12' 4" x 7' 10" + door recess ( 3.76m x 2.39m + door recess )

Double glazed window to rear aspect. Radiator.

#### **Bedroom Four**

10' x 7' 2" ( 3.05m x 2.18m )

Double glazed window to front aspect with beautiful views. Built in wardrobe, radiator.

#### **Bathroom**

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

#### Rear Garden

The rear garden commences with a patio seating area and has a further raised seating area. The remainder is predominantly laid to lawn with shrubs to borders.

#### **Car Port**

38' 1" x 8' 10" (11.61m x 2.69m) Roller door. Hardstanding leading to garage and door leading to garden.

#### Garage

16' 8" x 8' 8" ( 5.08m x 2.64m )

Up and over door. Power and light connected.





# welcome to

# **Parkwood Drive, Sudbury**

- Detached family home
- Four bedrooms
- Popular location with easy access to popular schooling
- Ample parking and garage
- Spacious lounge and dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

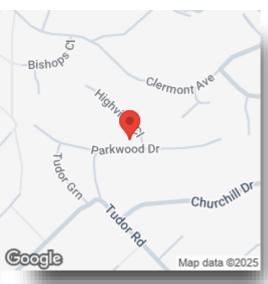
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£450,000









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