



**Bush Grove, Sudbury CO10 7HH**

**welcome to**

**Bush Grove, Sudbury**

Set within a highly regarded cul-de-sac and occupying a generous plot is this extended detached bungalow offering spacious accommodation, including a large lounge and kitchen/diner. The property is further enhanced with a large garden including a studio, ample parking and a garage.



### **Entrance Porch**

Double glazed door to front aspect. Double glazed windows to front and side aspects. Double glazed door leading to:-

### **Entrance Hall**

Parquet flooring that continues into the lounge, radiator, electric/gas meter cupboard.

### **Lounge / Diner**

31' 8" x 13' 7" max ( 9.65m x 4.14m max )

Triple glazed window to front aspect with fitted shutters. Double glazed french doors with triple glazed side panels and windows to rear aspect. Two radiators.

### **Kitchen / Breakfast Area**

25' 6" x 8' 7" ( 7.77m x 2.62m )

Triple glazed window to rear aspect. Double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit set into wooden worktop with one and a half bowl. Fitted Rangemaster oven with hood over. Integral dishwasher, wine cooler and washing machine. Storage cupboard with safe, vertical radiator.

### **Bedroom One**

15' 1" + recess x 11' 11" max ( 4.60m + recess x 3.63m max )

Two triple glazed windows to rear aspect. Double glazed french doors to rear aspect. Fitted wardrobes, radiator, loft access.

### **Ensuite**

Suite comprising low level WC, vanity wash hand basin and rainfall shower cubicle. Electric mirrored radiator.

### **Bedroom Two**

15' 4" x 13' 4" max ( 4.67m x 4.06m max )

Triple glazed window with fitted shutters to front aspect. Radiator.

### **Bathroom**

Triple glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower over. Cupboard housing central heating boiler. Towel radiator.

### **Front Garden**

A large block paved driveway runs the full length of the property and continues to the front. There is also a slated area.

### **Rear Garden**

The rear garden commences with a patio area. There is also a large lawned area with a number of flower beds, shrubs and trees, including an apple, cherry and plum tree. There is also a further patio seating area and to the rear of the garden is a shed and greenhouse. Outside tap and lights.

### **Garage**

17' 4" x 8' 3" ( 5.28m x 2.51m )

Up and over doors. Power and light connected. Door leading from garden.

### **Studio**

12' 3" x 6' 9" ( 3.73m x 2.06m )

Power and light connected. Stable style door. Window.

### **Lean To Conservatory**

12' 5" x 6' 6" max ( 3.78m x 1.98m max )

Double glazed french doors leading to garden. Double glazed window to front aspect. Power and light connected.



**view this property online** [williamhbrown.co.uk/Property/SUD110832](http://williamhbrown.co.uk/Property/SUD110832)



welcome to

## Bush Grove, Sudbury

- Extended
- Detached bungalow
- Highly regarded location
- Two double bedrooms
- Bathroom and en-suite

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/SUD110832](http://williambrown.co.uk/Property/SUD110832)



Property Ref:  
SUD110832 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



Sudbury@williambrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



**williambrown.co.uk**