

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.





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







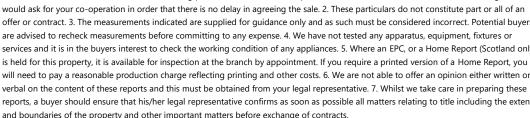
rundor Bulmer Rd Bulmer Rd Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.







01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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.