



Herbert Close, Sudbury CO10 1QG

welcome to

Herbert Close, Sudbury

Set within a popular close is this extremely well presented four bedroom detached home, offering spacious and flexible accommodation throughout. The property is further enhanced with a private garden, ample off road parking and tandem garage.



Entrance Hall

Composite double glazed door to front aspect.
Stairs rising to first floor. Radiator.

Study

8' x 7' 4" (2.44m x 2.24m)
Double glazed window to front aspect. Full fibre connection. Radiator.

Lounge

18' 6" x 10' 3" max (5.64m x 3.12m max)
Double glazed french doors to rear aspect. Gas fire.
Two radiators. Double doors leading to:-

Dining Room

11' 3" x 8' 7" (3.43m x 2.62m)
Double glazed window to rear aspect. Radiator.

Kitchen

12' x 7' 9" (3.66m x 2.36m)
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with drinking water tap set into quartz worktop with matching breakfast bar. Twintec water softener. Space for dishwasher. Integral double oven with inset gas hob and hood over. Understairs cupboard.

Utility Room

8' 5" x 5' 7" (2.57m x 1.70m)
Double glazed door to side aspect. Fitted with matching wall and base units over areas of work surface. Stainless steel sink unit with mixer tap set into quartz worktop. Plumbing for washing machine, cupboard housing central heating boiler, radiator.
Door leading to cloakroom and dining room.

Landing

Access to loft. Airing cupboard.

Bedroom One

11' 1" + recess x 10' 4" (3.38m + recess x 3.15m)
Double glazed window to front aspect. Double built in wardrobe. Radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point, extractor fan, stainless steel heated towel radiator.

Bedroom Two

11' x 8' 8" (3.35m x 2.64m)
Double glazed window to rear aspect. Double built in wardrobes, radiator.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point, extractor fan, stainless steel towel radiator.

Bedroom Three

8' 4" x 8' 1" (2.54m x 2.46m)
Double glazed window to rear aspect. Double built in wardrobes, radiator.

Bedroom Four

9' 9" x 6' 10" + recess (2.97m x 2.08m + recess)
Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Shaver point, extractor fan, stainless steel towel radiator.

Front Garden

The driveway leads to the garage and there is also a further block paved driveway, limestone paving, as well as areas of lawn and shrubs.

Rear Garden

The rear garden commences with a limestone patio. The remainder is predominantly laid to lawn with a further limestone patio area and shrubs to borders. side gate access. Door leading to garage.

Garage

31' 9" x 8' 7" (9.68m x 2.62m)
Up and over door. Power and light connected.
Pitched roof. Double glazed door leading to garden.



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welcome to

Herbert Close, Sudbury

- Four bedrooms
- Detached home
- Ground floor cloakroom, family bathroom and two en-suites
- Ample off road parking
- Tandem garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110306 - 0003

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