



**Pinecroft Rise, Sudbury CO10 7PA**

**welcome to**

## **Pinecroft Rise, Sudbury**

Set within a highly regarded part of Sudbury is this extremely spacious three double bedroom detached home with large lounge/diner and that benefits from a ground floor W.C, private garden, off road parking and garage.



**Entrance Hall**

Double glazed door to front aspect. Double glazed window to side aspect. Stairs rising to first floor. Radiator.

**Cloakroom**

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

**Lounge / Diner**

25' 1" max x 14' 1" max ( 7.65m max x 4.29m max ) Double glazed window to front aspect. Double glazed french doors to rear aspect. Two radiators.

**Kitchen**

11' 8" x 8' 7" ( 3.56m x 2.62m ) Double glazed window to rear aspect and double glazed door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Space for appliances. Radiator.

**Landing**

Double glazed window to side aspect. Storage cupboard. Access to loft via ladder.

**Bedroom One**

12' 2" x 11' 9" + wardrobes ( 3.71m x 3.58m + wardrobes ) Double glazed window to rear aspect. Full length fitted wardrobes. Radiator.

**Bedroom Two**

12' 9" x 8' 4" ( 3.89m x 2.54m ) Double glazed window to front aspect. Radiator.

**Bedroom Three**

9' 6" x 9' 5" + recess ( 2.90m x 2.87m + recess ) Double glazed window to front aspect. Overstairs cupboard. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

**Rear Garden**

The rear garden commences with a decked terrace. The rest is predominantly laid to block paving and has a large shed, outside tap and outside light. Side gate access. Door to garage.

**Garage**

17' 2" x 9' 5" ( 5.23m x 2.87m ) Double doors to front aspect and set of double doors leading to garden. Power and light connected. Pitched roof.



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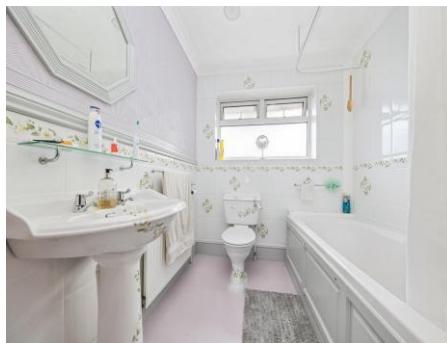
- Three double bedrooms
- Detached home
- Off road parking and Garage
- Ground floor W.C
- Private rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£355,000**



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Property Ref:  
SUD110975 - 0005

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Google

Map data ©2026

Please note the marker reflects the postcode not the actual property

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