



**Woodhall Close, Sudbury CO10 1PD**



**welcome to**

**Woodhall Close, Sudbury**

**\*NO ONWARD CHAIN\*** This modern three bedroom home was built by the current owner and has been finished to a high standard throughout. The property offers spacious accommodation including stunning open plan kitchen, and is further enhanced with ample parking and large rear garden.



**Entrance Area**

Double glazed door to front aspect. Opening onto lounge. Door leading to:-

**Shower Room**

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and walk in shower.

**Living Area**

20' 3" x 11' 2" ( 6.17m x 3.40m )

Double glazed window to front aspect. Stairs rising to first floor. Understairs utility cupboard. Opening onto:-

**Kitchen / Diner**

14' 8" x 13' 10" ( 4.47m x 4.22m )

Bi-fold doors leading to rear garden. Fitted kitchen with a range of matching wall and base units over areas of wooden work surface. Sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Integral fridge/freezer and dishwasher.

**Landing**

Access to loft.

**Bedroom One**

13' 8" x 11' 5" ( 4.17m x 3.48m )

Double glazed window to rear aspect. Large walk in wardrobe. Radiator.

**Ensuite**

Double glazed window to side aspect with views over the chalk pit. Suite comprising low level WC, vanity wash hand basin and walk in shower cubicle. Extractor fan, Heated towel rail.

**Bedroom Two**

12' 9" x 8' 7" ( 3.89m x 2.62m )

Double glazed window to front aspect with far reaching elevated views. Radiator. Large storage cupboard with double glazed window to rear aspect measuring 7' x 3' 6".

**Bedroom Three**

9' 9" x 9' 6" ( 2.97m x 2.90m )

Double glazed window to front aspect with far reaching elevated views. Large walk in wardrobe. Radiator.

**Bathroom**

Double glazed window to side aspect with views over the chalk pit. Suite comprising low level WC, vanity wash hand basin and bath with shower over. Extractor fan.

**Front**

A double width driveway provides off road parking.

**Rear**

The tiered rear garden commences with a large patio seating terrace. The remainder is predominantly laid to lawn with side gate access. Shed to remain.

**Agent's Note**

The vendor has advised that the entire ground floor has underfloor heating.



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## **Woodhall Close, Sudbury**

- Modern home still covered by builders warranty
- Three double bedrooms
- Ample off road parking
- Stunning open plan family kitchen
- Easy access to local schools

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111035 - 0004

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