



Rubens Walk, Sudbury CO10 1PR

welcome to

Rubens Walk, Sudbury

An exceptionally well presented detached family home offering spacious and flexible accommodation over three floors including two reception rooms and large conservatory that is enhanced with a private garden, tandem garage and driveway parking.



Entrance Hall

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

Cloakroom

Double glazed window to front aspect with fitted shutters. Suite comprising low level WC and wash hand basin. Radiator.

Dining Room

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

Kitchen / Breakfast Area

Double glazed windows to rear and side aspects. 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. Integral fridge/freezer, dishwasher and washing machine. Fitted Siemens double oven with inset five ring hob and hood over. Water softener.

Lounge

Double glazed french doors leading to conservatory. Fireplace housing gas fire. Storage cupboard. Two radiators.

Conservatory

Double glazed windows to two aspects. French doors leading to garden. Radiator.

First Floor Landing

Double glazed window to front aspect with fitted shutters. Stairs rising to second floor. Airing cupboard. Radiator.

Bedroom

Double glazed window to rear aspect with fitted shutters. Built in wardrobe, radiator.

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

Bedroom

Double glazed window to front aspect with fitted shutters. Built in wardrobes, radiator.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, shaver point, radiator.

Bedroom

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

Bedroom

Double glazed window to rear aspect with fitted shutters. Radiator.

Bathroom

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

Second Floor Landing

Velux window. Doors leading to main bedroom and bedroom six.

Bedroom

Double glazed windows to front and side aspects. Built in wardrobes, two radiators.

Ensuite

Velux window. Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point, extractor fan, underfloor heating.

Bedroom/Studio

Double glazed window to front aspect. Velux window. Access to loft. Radiator.

Rear Garden

The rear garden commences with a patio seating area with the remainder predominantly laid to lawn. Door leading to garage. Side gate access. The garden used to house a hot tub so the electrics are still in place. External lighting and tap.

Tandem Garage

Power and light connected. Up and over electric doors. The rear half of the garage is fully insulated and used as an office. Driveway in front of the garage.

Agents Note

The vendor has advised that the solar panels are privately owned and are on a feed in tariff. There is also Hive heating at the property and a burglar alarm.



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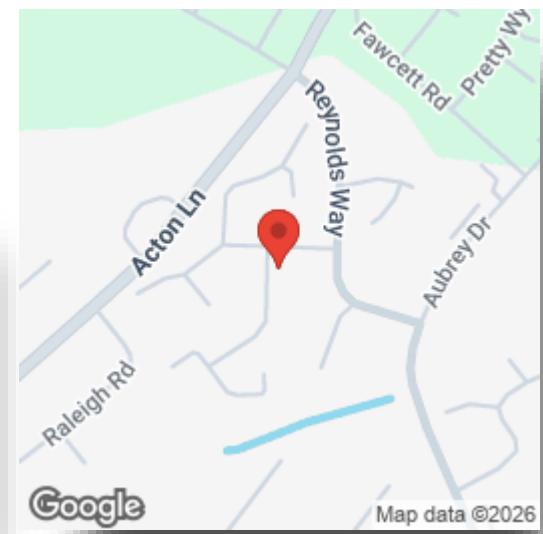
- Detached three storey home
- Six bedrooms providing a flexible layout
- Solar panels
- Three en-suites, family bathroom and ground floor W.C
- Two reception rooms and large conservatory

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in excess of

£450,000



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