



Deben Drive, Sudbury CO10 2QH



welcome to

Deben Drive, Sudbury

Occupying a substantial plot and a large private rear garden is this extended three double bedroom detached home offering huge scope for enlargement (stp). The property offers spacious accommodation throughout including two reception rooms and garden & is enhanced with ample parking and a garage.



Entrance Porch

Double glazed french doors. Double glazed windows to front and side aspects. Double glazed door leading to:-

Entrance Hall

Stairs rising to first floor. Understairs cupboard. Radiator.

Shower Room

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, heated towel rail.

Lounge / Diner

Double glazed window to front aspect. Double glazed patio doors leading to garden room. Three radiators.

Garden Room

Double glazed windows to three aspects. Double glazed bi-fold door leading to garden. Radiator.

Kitchen

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral double oven and inset hob with hood over. Airing cupboard with radiator inside. Pull out larder cupboard. Space for appliances.

Study / Play Room

Double glazed window to side aspect. Door leading to garage. Radiator.

Utility Room

Double glazed window to rear aspect. Double glazed door leading to garden. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Radiator.

Landing

Double glazed window to front aspect. Access to loft via ladder.

Bedroom One

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to rear aspect. Cupboard housing central heating boiler. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

Front Garden

A large shingled driveway leads to the garage.

Rear Garden

The rear garden commences with a patio and block paved seating area. The remainder is predominantly laid to lawn with mature shrubs and flower beds. Side gate access. Summer house.

Garage

Up and over doors. Double glazed window to side aspect. Power and light connected.



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welcome to

Deben Drive, Sudbury

- Three double bedrooms
- Spacious detached home
- Large rear garden
- Ample off road parking and garage
- Scope for enlargement (stp)

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111337 - 0005

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