





Shuttle Close, Sudbury CO10 1AS

william h brown

welcome to

Shuttle Close, Sudbury

Set on the edge of this highly regarded modern development is this executive detached home offering extensive accommodation over three floors, this well presented home benefits from a stylish open plan kitchen/diner & spacious lounge & is enhanced with ample parking & detached converted garage.

Entrance Hall
Double glazed door to front aspect. Meter cupboard, stairs rising to first floor. Cupboard housing air flow system.

Cloakroom
Suite comprising low level WC and vanity wash hand basin.

Study / Playroom
Double glazed window to front aspect.

Lounge
Double glazed window to front aspect. Double doors to:.

Kitchen / Diner
Double glazed window to rear aspect. Two sets of double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Understairs storage cupboard. Sink and drainer with one and a half bowl. Integral double oven with inset induction hob and hood over. Integral dishwasher, fridge/freezer and washing machine.

First Floor Landing
Doors leading to bedrooms one, four, five and bathroom. Double glazed window to front aspect. Airing cupboard.

Bedroom One
Double glazed window to front aspect opening onto dressing area that in turn leads to:-

Ensuite
Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan, shaver point.

Bedroom Four
Double glazed window to front aspect.

Bedroom Five
Double glazed window to rear aspect.

Bathroom
Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over and mixer tap. Heated towel rail.

Second Floor Landing
Velux window. Study area. Doors leading to bedrooms four, five and shower room.

Bedroom Two
Double glazed window to front aspect. Velux window.

Bedroom Three
Double glazed window to front aspect.

Shower Room
Velux window. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, shaver point.

Frontage
A large driveway leads to the detached garage, well stocked flower beds with path to front door.

Rear Garden
The landscaped rear garden commences with a patio seating area and has areas of artificial lawn. Raised flower beds, external power points, outside tap and lighting. side gate access. Air source heat pump.









Office / Studio
Power and light connected. split into two spaces

Garage / Store
Up and over doors.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

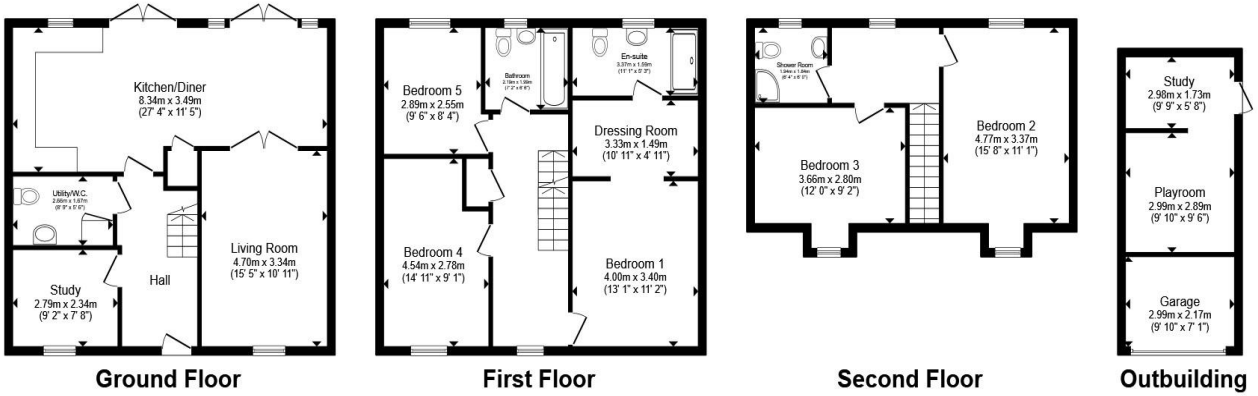
welcome to

Shuttle Close, Sudbury

- Executive detached five bedroom home
- Prominent position on the edge of a highly regarded modern development
- Family bathroom & shower room, en-suite and ground floor W.C
- Stunning kitchen/diner, spacious lounge and study
- Ample off road parking

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£580,000



Total floor area 189.2 m² (2,037 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111528 - 0005

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