



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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Pinecroft Rise, Sudbury

- 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

£345,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110975 - 0006

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