



2 Slipton Lane
Sudborough, NN14 3BW



Simpson & Partners

Occupying an enviable position within the highly sought-after village of Sudborough, this immaculately presented detached residence enjoys picturesque views across open fields and rolling countryside, offering an exceptional blend of charm and modern comfort.

The property welcomes you via an inviting entrance hall, leading through to a beautifully appointed living room, where a striking double-sided log-burning stove creates a warm and elegant focal point, seamlessly connecting to the dining room—perfect for both relaxed family living and refined entertaining. The stylish fitted kitchen is thoughtfully designed and well-equipped with integrated appliances, complemented by a convenient cloakroom/WC.

To the first floor, the accommodation continues to impress, comprising two generously proportioned double bedrooms, a well-sized single bedroom, and a superbly presented family bathroom featuring a contemporary three-piece suite.

Externally, the home is equally captivating. The rear garden is both mature and meticulously maintained, providing a tranquil retreat with a charming pergola set over an inviting entertaining area. A delightful garden room, positioned just off the rear of the house, offers a versatile space to enjoy throughout the seasons—particularly when the British weather is less forgiving.

To the front, there is ample off-road parking leading to a detached garage, enhancing both convenience and practicality.

Early viewing is highly recommended to fully appreciate the quality, setting, and lifestyle this exceptional home affords.

£455,000



3



1



2

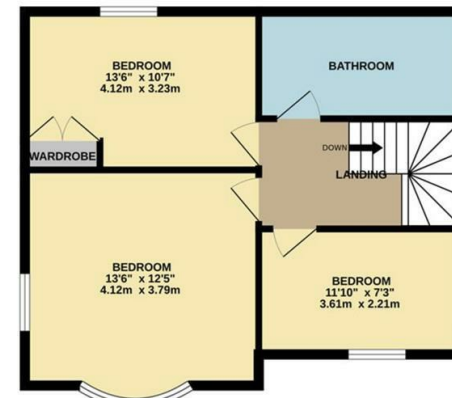


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GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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