



**Spire Chase, Sudbury CO10 1PZ**

**welcome to**

**Spire Chase, Sudbury**

\*NO ONWARD CHAIN\* Set in a quiet position within a highly regarded location is this beautiful four bedroom detached home, offering well presented accommodation including stunning kitchen/living, large conservatory and dining room and is further enhanced with ample parking and garage.



**Entrance Hall**

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

**Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and vanity wash hand basin. Heated towel rail.

**Snug / Living Room**

Double glazed french doors leading to conservatory. Vertical radiator.

**Kitchen / Living / Dining Area**

Two double glazed windows to front aspect. Double glazed window to rear 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 and hot water tap. Matching island with inset five ring gas hob with hood over. Two integral ovens. Integral microwave. Integral fridge/freezer. Integral dishwasher. Water softener. Two radiators. Door leading to:-

**Utility Room**

Double glazed door leading to conservatory. Fitted with wall and base units matching the kitchen. Plumbing for washing machine.

**Conservatory**

Double glazed windows to two aspects. Double glazed french door and double glazed door. Insulated roof. Door leading to garage. Radiator.

**Landing**

Double glazed window to rear aspect. Access to loft via ladder. Storage cupboard. Airing cupboard.

**Bedroom One**

Three double glazed windows to front aspect. Built in wardrobes. Two radiators.

**Ensuite**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

Double glazed window to front aspect. Radiator.

**Bathroom**

Two double glazed windows to side aspect. Suite comprising low level WC, vanity wash hand basin and freestanding bath with mixer tap. Heated towel rail, extractor fan.

**Rear Garden**

the low maintenance rear garden has paved and decked area, as well as an area of artificial lawn. External power point, lights and tap. Shed to remain. Gate to front aspect.

**Tandem Garage**

Up and over door. Power and light connected. Central heating boiler. Brick work bench.

**Agent's Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

## Spire Chase, Sudbury

- Four bedrooms
- Large conservatory
- Beautiful detached home
- Stunning open plan kitchen/living
- Separate living room/snug

Tenure: Freehold EPC Rating: C

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:  
SUD111202 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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