



Gloucester Way, Sudbury CO10 1LW

welcome to

Gloucester Way, Sudbury

This impressive four bedroom detached home has been extended and greatly improved by the current owners, and offers well presented and spacious accommodation throughout, with the stunning kitchen being a real highlight. The property is further enhanced with ample parking and detached garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, understairs cupboard, storage cupboard. Door leading to garage. Radiator.

Cloakroom

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

Lounge

13' 11" x 11' 10" (4.24m x 3.61m)
Double glazed french doors leading to garden. Gas fire place, radiator.

Dining Room

16' 6" x 9' 3" (5.03m x 2.82m)
Double glazed window to front aspect. Double glazed door leading to side courtyard. Two radiators.

Kitchen / Diner

22' 1" x 13' 5" max (6.73m x 4.09m max)
Double glazed window and door to front aspect. Double glazed bi-fold doors leading to rear garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink with mixer tap set into granite worktop. Breakfast island. Integral fridge/freezer, integral dishwasher. Radiator.

Utility Room

8' 9" x 4' 5" (2.67m x 1.35m)
Fitted with wall and base units. Plumbing for washing machine, pipework in place ready for new boiler. Radiator.

Landing

Access to loft, airing cupboard.

Bedroom One

14' 2" + door recess x 12' 4" max (4.32m + door recess x 3.76m max)
Double glazed window to front aspect. Range of fitted wardrobes, radiator.

Ensuite

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

Bedroom Two

13' 5" x 9' 4" + recess (4.09m x 2.84m + recess)
Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Three

12' 3" x 9' 5" + door recess (3.73m x 2.87m + door recess)
Double glazed window to rear aspect. Fitted wardrobes, radiator.

Bedroom Four

10' 5" x 9' (3.17m x 2.74m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin, shower cubicle and freestanding bath with mixer tap and shower attachment over. Extractor fan.

Front Garden

A block paved driveway provides ample off road parking.

Rear Garden

The rear garden commences with a large patio seating terrace. The remainder is predominantly laid to lawn with an outside tap, power points and lights. Side access to paved courtyard.

Double Garage

17' x 16' 8" (5.18m x 5.08m)
Two up and over doors. Power and light connected.



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welcome to

Gloucester Way, Sudbury

- Four bedrooms
- Extended detached house
- Two reception rooms and kitchen/breakfast room
- Ample off road parking
- Double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110125 - 0006

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk