

Summary

A beautifully renovated and extended two/three bedroom bungalow located in the highly desirable road of Colneys Close. The property is a short walk from Sudbury town centre and all the amenities it has to offer, as well as the famous water meadow. Further benefiting from an open plan kitchen/dining room, utility/larder room, sitting room, large bathroom and ample off road parking.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door into entrance hall, doors off to kitchen/dining room, sitting room, bedrooms and bathroom.

KITCHEN/DINER 16' x 11' 2" (4.88m x 3.4m) An open plan kitchen/dining room comprising a modern fitted kitchen with matching wall and base level units with work surfaces over, inset butler sink with mixer tap over, space for large range style oven with extractor fan over, integrated fridge and dishwasher, central island with work surfaces over. Space for a dining table. Double glazed window to side, double glazed bi-fold doors to rear, a set of folding doors into snug/bedroom three, opening into the utility/larder room.

UTILITY/LARDER ROOM 6' 11" x 5' 7" (2.11m x 1.7m) Comprising base level units with work surfaces over and inset butler sink with taps over. Integrated freezer, space and plumbing for washing machine.

SITTING ROOM 16' 5" x 10' 8" (5m x 3.25m) Double glazed window to front aspect, fireplace.

SNUG/BEDROOM THREE 10' 5" x 8' 11" (3.18m x 2.72m) Currently used as a snug room, this room could also be used as an occasional bedroom. Double glazed bi-fold doors lead out into the rear garden.

BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to rear.

BEDROOM TWO 11' 4" x 7' 10" (3.45m x 2.39m) Double glazed window to front.

BATHROOM 10' 7" x 7' 8" (3.23m x 2.34m) Double glazed window to front. Corner shower unit, panelled bath with taps over, vanity unit containing concealed wc and wash hand basin with taps over.

OUTSIDE The front of the property is enclosed by a low level brick wall with the remainder of the front laid to shingle to provide ample off road parking.

The rear garden commences with a wooden decking area and steps down to the remainder of the garden which is laid to lawn and enclosed by wood panel fencing, summer house to remain.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

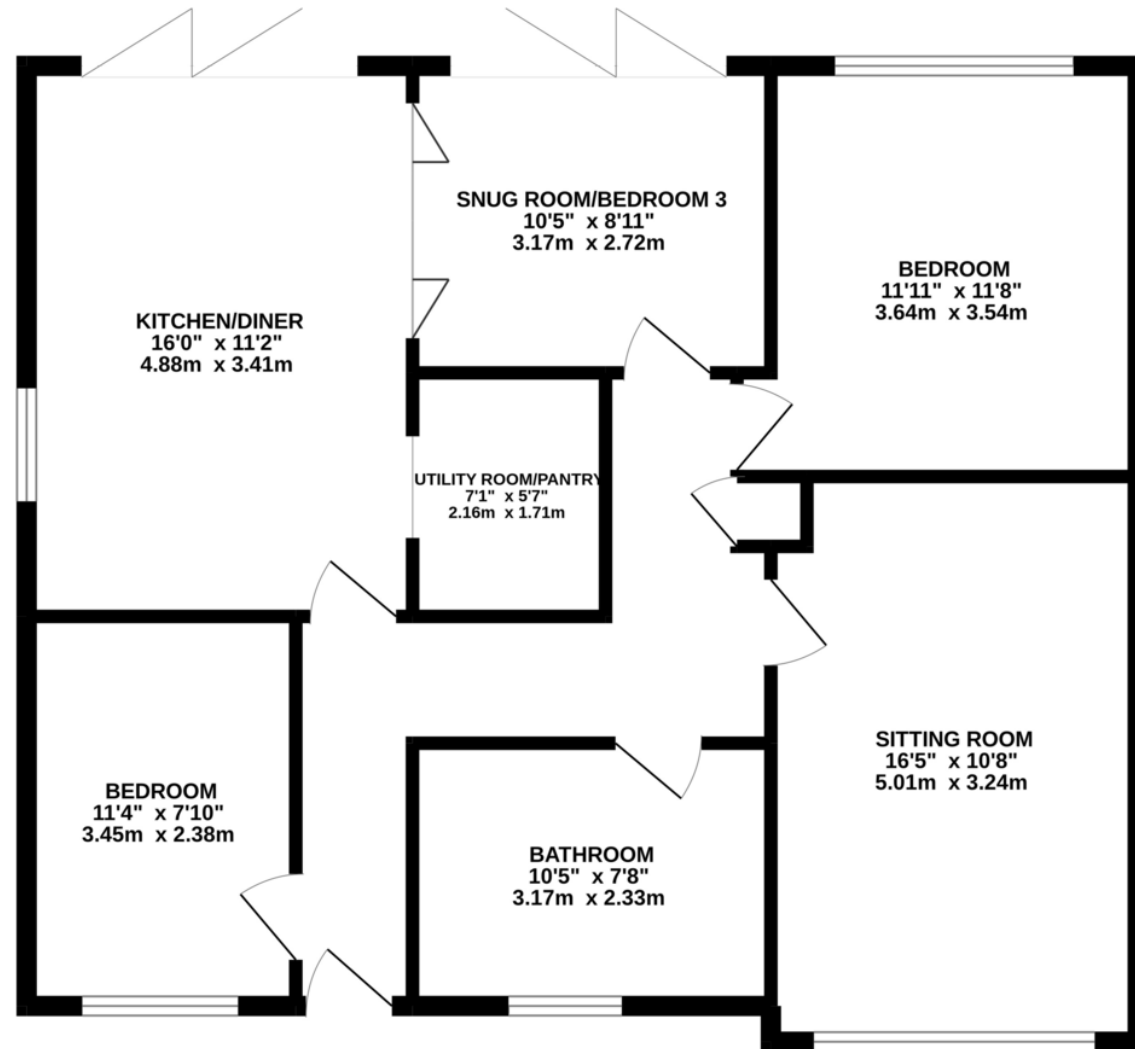
Services – Mains Drainage, Gas Central Heating, Water & Electric

Post Code – CO10 1LH

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400



COLNEYS CLOSE, SUDBURY
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC



Contact Details

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£375,000

- Two/Three Bedrooms
- Kitchen/Dining Room
- Utility/Larder Room
- Ample Off Road Parking
- Private Rear Garden
- Highly Sought After Location
- Short Walk To Town Centre