

## Summary

A three bedroom detached bungalow which has been extended to create a spacious open plan kitchen / dining room with vaulted ceiling, dual aspect sitting room benefiting from a wood burning stove and views over the playing field to the front, bathroom, large garage, ample off road parking and private gardens. The property is a short walk to amenities including co-ops, doctors surgery, public transport links, health centre and a short drive to Sudbury town centre.

## Description

### Approximate Room Sizes

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**ENTRANCE HALL** Door leads into entrance hall, doors lead into garage, bedrooms, bathroom, sitting room, kitchen/diner & cupboard.

**SITTING ROOM 21' 11" x 12' 9" (6.68m x 3.89m)** Double glazed bay window to front, double glazed window to side, bi fold doors leading into kitchen/diner, fireplace with inset wood burning stove.

**KITCHEN/DINER 21' 10" x 8' 10" (6.65m x 2.69m)** Modern fitted kitchen comprising matching wall and base level units with work surfaces over as well as a central island. Inset four ring gas hob with extractor fan over, integrated double oven and fridge/freezer. The central island comprises an inset butler sink with taps over, integral dishwasher and washing machine. The kitchen opens up into the dining area which benefits from a vaulted ceiling, wood burning stove, double glazed french doors and additional door to garden.

**BEDROOM ONE 11' 1" x 10' 3" (3.38m x 3.12m)** Double glazed window to side, doors to built in wardrobes.

**BEDROOM TWO 10' 10" x 10' 8" (3.3m x 3.25m)** Double glazed window to rear, door to built in wardrobe.

**BEDROOM THREE 9' 8" x 7' 10" (2.95m x 2.39m)** Double glazed window to rear, door to built in wardrobe.

**BATHROOM 7' 4" x 6' 5" (2.24m x 1.96m)** Double glazed window to side, panelled bath with taps and shower attachment over, close coupled w/c, wash hand basin with taps over, wall mounted shower with floor to ceiling glass shower screen.

**GARAGE 20' 2" x 17' 7" (6.15m x 5.36m)** Large garage comprising an up and over garage door to front, double glazed window to side, power and lighting.

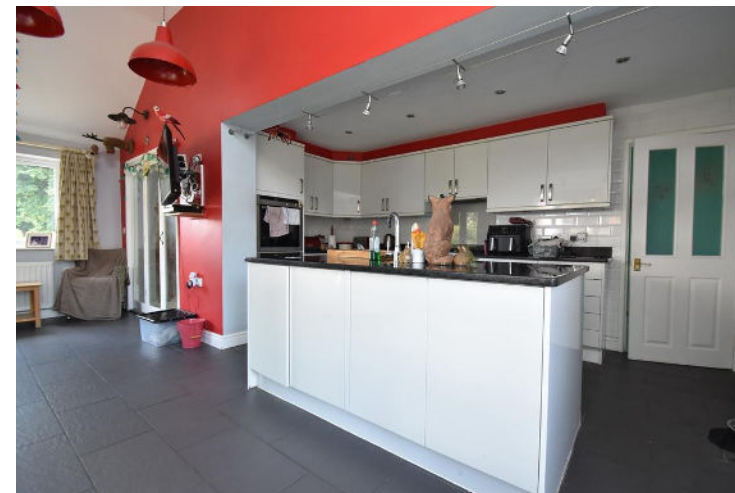
**OUTSIDE** The front of the property commences with a paved patio area providing ample off road parking. Path to a gate providing access to the garden with a picket fence to front.

The rear garden is predominately laid to lawn with two paved patio areas, flower beds and all enclosed by wood panel fencing.

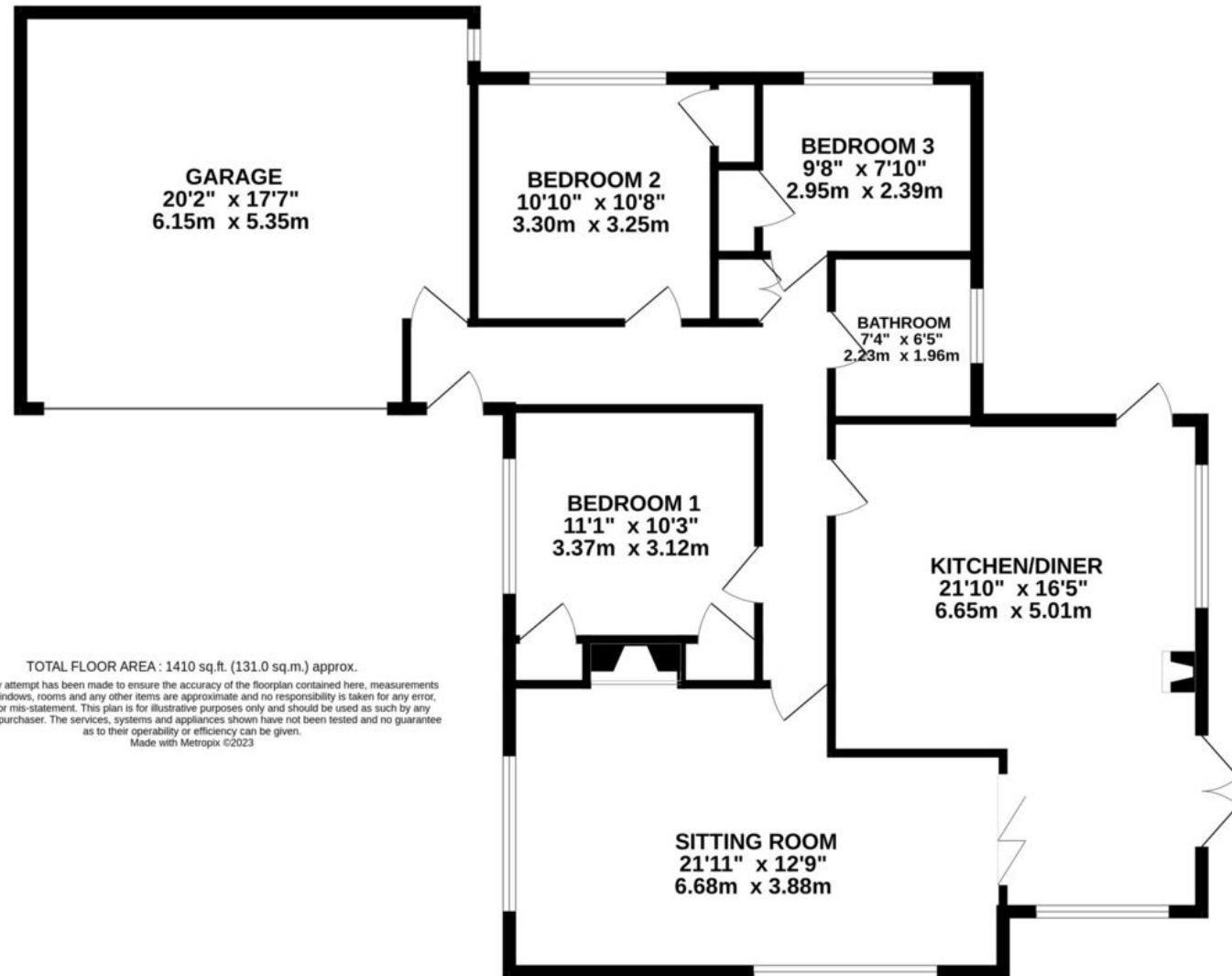
## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – D  
Tenure – Freehold  
Services – Gas Central Heating, Mains Drainage, Water, Electric  
Post Code – CO10 0WD

Viewings by appointment  
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Score	Energy rating	Current	Potential
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81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Broom Street | Stevensons Approach | CO10 0WD

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### Offers In Excess Of £375,000

- Three Bedrooms
- Open Plan Kitchen/Diner With Vaulted Ceiling
- Dual Aspect Sitting Room With Woodburning Stove
- Views Over Playing Field
- Bathroom With Walk In Shower