



5 Bulmer Road, Sudbury

Sudbury, CO10 1DE

Guide Price £330,000

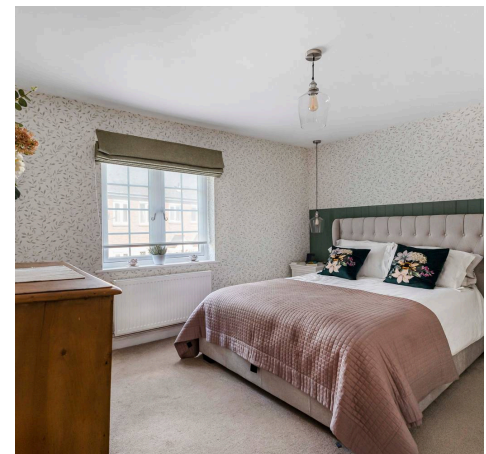
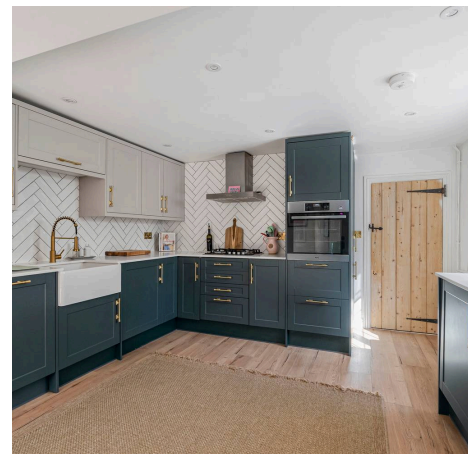
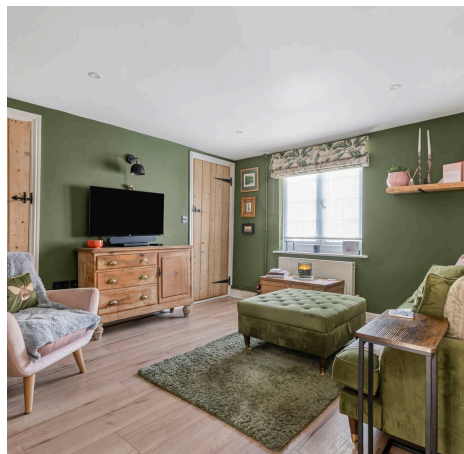


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Sudbury, Sudbury

A beautifully presented two bedroom detached cottage with a spacious kitchen/dining room, sitting room with wood burning stove, utility room, ground floor cloakroom and first floor shower room, together with generous landscaped gardens to the rear and driveway to the front providing off road parking for two vehicles. All located in the popular market town of Sudbury.

As you enter the property, there is a sitting room with a window to the front, door to the kitchen/dining room, wood burning stove, under stairs storage cupboard and a door accessing a staircase rising to the first floor. The kitchen/dining room has a window to the side, French doors overlooking and leading out to the rear gardens and comprises a Butler style sink unit undermounted into a range of Quartz work surfaces with cupboards and drawers below, wall mounted cupboards, range of integrated appliances including; oven, four burner gas hob with extractor above, two low level fridges and dishwasher and a door to a rear hallway, which has a door leading out the side and doors to the cloakroom and utility room, which has a window to the rear, work surfaces, integrated freezer, tumble dryer and a range of storage cupboards. The cloakroom has been uniquely decorated and comprises a low level wc, wash basin with storage below and gas fired boiler, which has been discreetly placed in a cupboard behind the framed picture.





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On the first floor, there is a landing with a window to the side, doors to the bedrooms and shower room, access to the partly-boarded roof space and an airing cupboard. Bedroom 1 has a window to the front and a built-in storage cupboard and bedroom 2 has a window to the rear overlooking the gardens. The shower room has a window to the rear and a white suite comprising a low level wc, wash basin with storage below and a shower enclosure.

Outside, to the front, there is a gravelled driveway providing off road parking for two vehicles. The gardens lie to the rear of the property and are of a split level nature with a good sized patio seating area with steps leading up to expanses of lawn with mature flower and shrub borders and then on to a further level laid to decking with two garden sheds and a greenhouse. All bounded by panelled fencing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

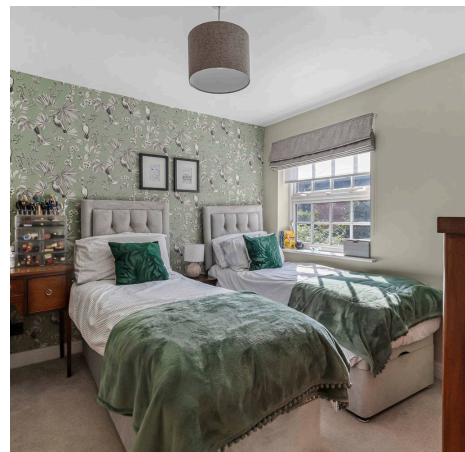
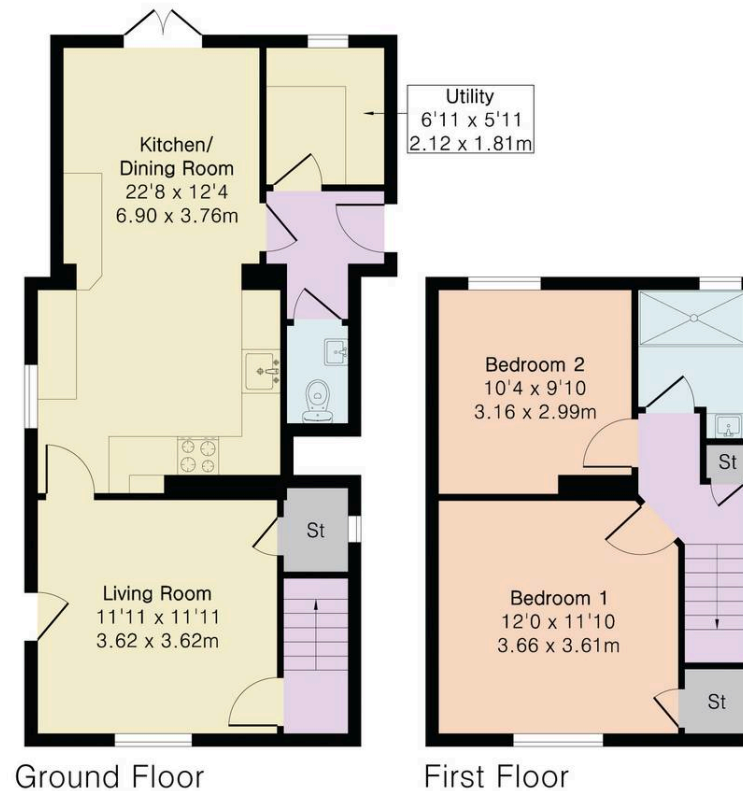
EPC Environmental Impact Rating: E

**FROST**  
& PARTNERS

**Approximate Gross Internal Area 899 sq ft - 83 sq m**

Ground Floor Area 543 sq ft – 50 sq m

First Floor Area 356 sq ft – 33 sq m



# FROST

& P A R T N E R S

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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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