



**Deben Drive, Sudbury CO10 2QH**



**welcome to**

**Deben Drive, Sudbury**

Occupying a substantial plot and a large private rear garden is this extended three double bedroom detached home offering huge scope for enlargement (stp). The property offers spacious accommodation throughout including two reception rooms and garden & is enhanced with ample parking and a garage.



**Entrance Porch**

Double glazed french doors. Double glazed windows to front and side aspects. Double glazed door leading to:-

**Entrance Hall**

Stairs rising to first floor. Understairs cupboard. Radiator.

**Shower Room**

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, heated towel rail.

**Lounge / Diner**

Double glazed window to front aspect. Double glazed patio doors leading to garden room. Three radiators.

**Garden Room**

Double glazed windows to three aspects. Double glazed bi-fold door leading to garden. Radiator.

**Kitchen**

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral double oven and inset hob with hood over. Airing cupboard with radiator inside. Pull out larder cupboard. Space for appliances.

**Study / Play Room**

Double glazed window to side aspect. Door leading to garage. Radiator.

**Utility Room**

Double glazed window to rear aspect. Double glazed door leading to garden. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Radiator.

**Landing**

Double glazed window to front aspect. Access to loft via ladder.

**Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

Double glazed window to rear aspect. Cupboard housing central heating boiler. Radiator.

**Bathroom**

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

**Front Garden**

A large shingled driveway leads to the garage.

**Rear Garden**

The rear garden commences with a patio and block paved seating area. The remainder is predominantly laid to lawn with mature shrubs and flower beds. Side gate access. Summer house.

**Garage**

Up and over doors. Double glazed window to side aspect. Power and light connected.



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## Deben Drive, Sudbury

- Three double bedrooms
- Spacious detached home
- Large rear garden
- Ample off road parking and garage
- Scope for enlargement (stp)

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£440,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111337 - 0006

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