

Summary

Three bedroom end terrace home located in a desirable location close to Tesco supermarket, Sudbury health centre and a short walk to Sudbury town centre for more amenities. Further benefiting from garage & off road parking, sitting room, kitchen/diner, first floor bathroom and good size rear garden.

Description

Approximate Room Sizes

ENTRANCE HALL Door into entrance hall, double glazed window to front, further door into sitting room.

KITCHEN/DINER 15' 3" x 11' 5" (4.65m x 3.48m) Fitted kitchen comprising matching wall and base level units with work surfaces over. Inset stainless steel sink with mixer tap over and drainer to side, inset oven with gas hob and extractor fan over. Space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer. The room opens up into the dining area with double glazed patio doors to rear, double glazed window to rear, and double glazed door to side aspect.

SITTING ROOM 15' 3" x 11' 6" (4.65m x 3.51m) Double doors into kitchen/diner, electric fireplace, stairs ascending to first floor landing.

LANDING Doors off to bedrooms, bathroom and cupboard.

BEDROOM ONE 15' 2" x 9' 1" (4.62m x 2.77m) Double glazed window to front.

BEDROOM TWO 9' 0" x 7' 4" (2.74m x 2.24m) Double glazed window to rear.

BEDROOM THREE 8' 10" x 6' (2.69m x 1.83m) Double glazed window to rear.

BATHROOM 6' 4" x 5' 4" (1.93m x 1.63m)

Double glazed window to side. Panelled bath with taps and shower attachment over. Close coupled w.c, wash hand basin with taps over.

OUTSIDE The front of the property is enclosed by a low level brick wall with lavender shrubs behind, path leading to front door and gate providing access to the rear garden.

The rear garden commences with a paved patio area with the remainder laid to lawn. Timber shed to remain. Enclosed by brick wall borders with gate to rear parking area and garage.

GARAGE With parking to the front access to the garage is provided via an up and over garage door.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 1WB

Viewings by appointment

Bychoice Estate Agents

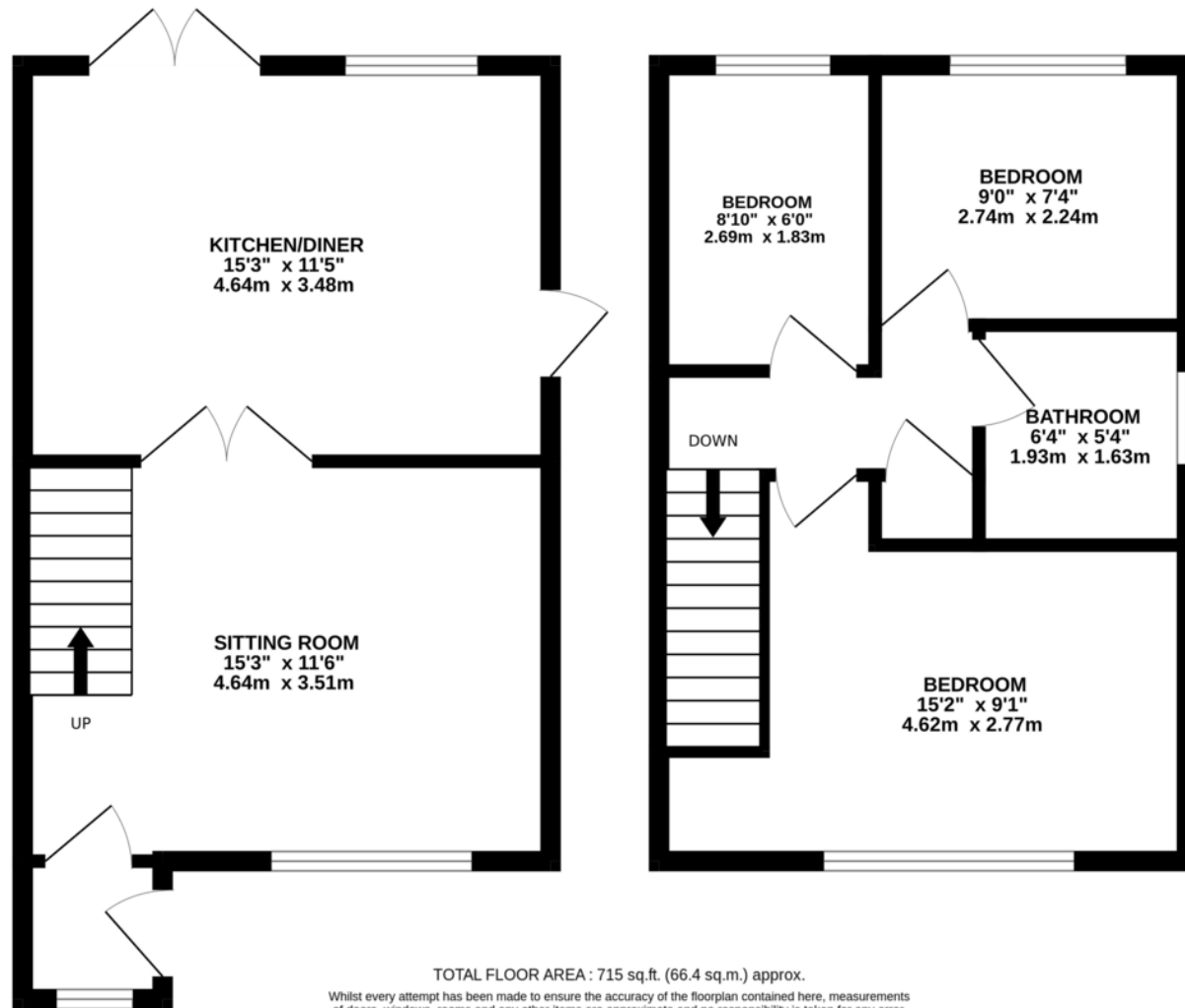
Tel: 01787 468400





GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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AWAITING EPC



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 and 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

Stanley Wood Avenue | Sudbury | CO10 1WB

£295,000

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- Three Bedrooms
- Sitting Room
- Kitchen/Diner
- Bathroom
- Garage & Parking
- Good Size Rear Garden
- Popular Location