

## Summary

Located on a highly sought after road in the centre of Sudbury and within walking distance of primary & secondary schools as well as Sudbury water meadows. Benefiting from four bedrooms, two reception rooms, kitchen, ground floor w/c, modern bathroom, private gardens, garage & off road parking. NO ONWARD CHAIN.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Double glazed door to side, radiator, stairs to first floor, doors off to sitting room, dining room, kitchen and w/c.

**SITTING ROOM 18' 6" x 11' 0" (5.64m x 3.35m)** Two double glazed windows to front, double glazed window to side, two radiators, fire place.

**DINING ROOM 8' 8" x 8' 1" (2.64m x 2.46m)** Double glazed window to rear, radiator

### **KITCHEN 9' 7" x 8' 8" (2.92m x 2.64m)**

Double glazed window to rear, Double glazed door to side. Fitted kitchen comprising a range of fitted wall and base level units with work surfaces over, inset stainless steel sink with mixer tap over, integral double oven with hob and extractor fan over, space and plumbing for washing machine, dishwasher and large american style fridge/freezer.

**GROUND FLOOR WC** Obscure double glazed window to side, close coupled w/c, wash hand basin. Access to under stairs storage.

**FIRST FLOOR LANDING** Double glazed window to side, doors off to bedrooms, bathroom & cupboard.

### **BEDROOM 1 11' 1" x 9' 10" (3.38m x 3m)**

Double Glazed window to front, radiator

### **BEDROOM 2 9' 9" x 8' 9" (2.97m x 2.67m)**

Double glazed window to rear, radiator.

### **BEDROOM 3 8' 10" x 8' 2" (2.69m x 2.49m)**

Double glazed window to rear, radiator.

### **BEDROOM 4 8' 1" x 7' 7" (2.46m x 2.31m)**

Double glazed window to front, radiator, built in wardrobe.

**BATHROOM** Obscure double glazed window to side. Modern suite comprising paneled bath with taps, shower attachment and glass shower screen over. Close coupled w/c, wash hand basin, heated towel rail radiator.

**OUTSIDE** To the front the garden is enclosed by a low level brick wall and mainly consisting of mature trees and shrubs which continues round to the side. The rear commences with a paved path leading to the main garden which is mainly laid to lawn with trees and shrubs, side access to both sides, rear access leading to single garage and parking.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 1NH

Viewings by appointment

Bychoice Estate Agents

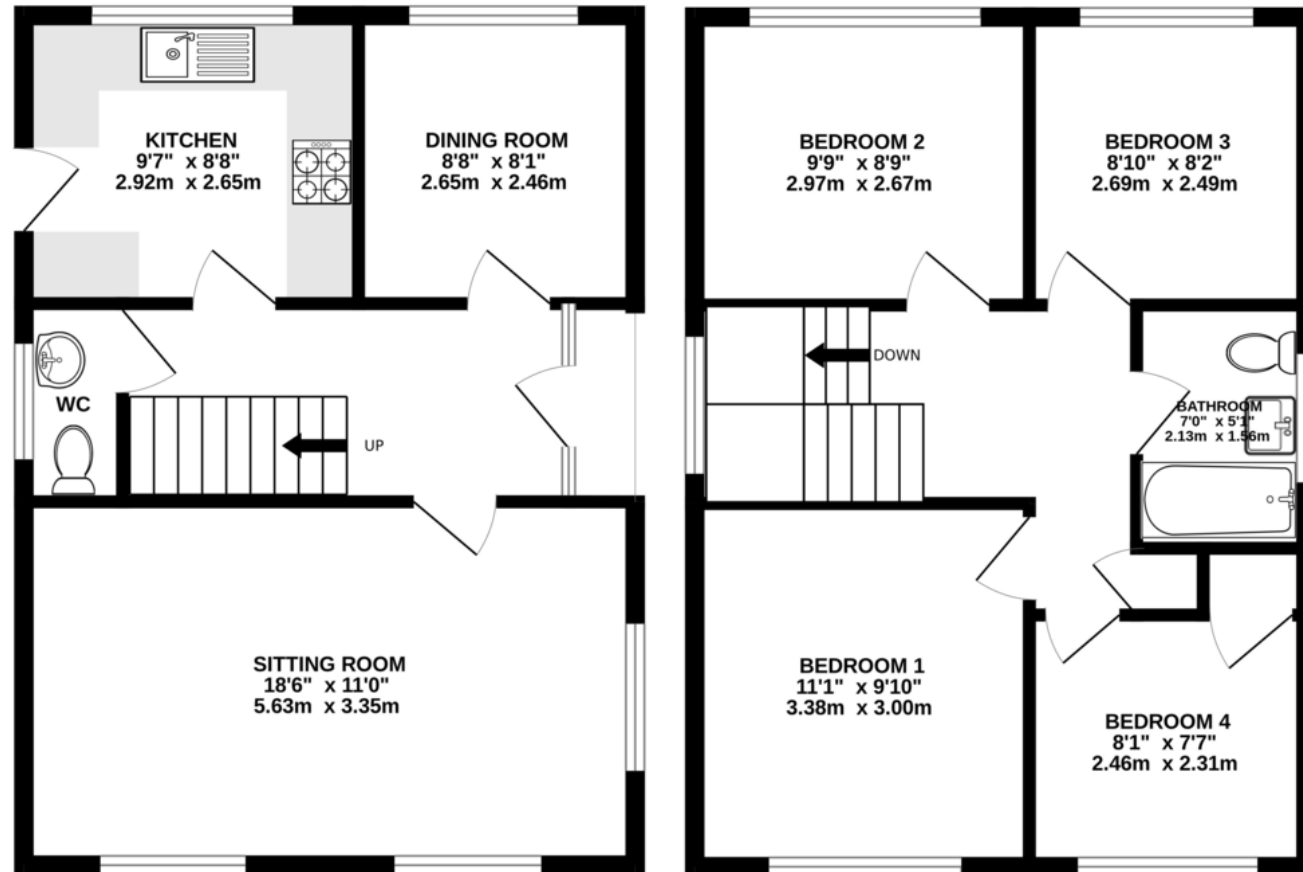
Tel: 01787 468400





GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (87.9 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

**GKM**  
Financial Services



### 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 Road | Sudbury | CO10 1NH

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### Offers In Excess Of £400,000

- Highly Sought After Location
- Walking Distance To Town Centre
- Close To Sudbury Water Meadows
- Walking Distance To Schools
- Four Bedrooms
- Garage & Parking
- Two Reception Rooms