

**24 Ridley road
Sudbury, Suffolk CO10 0ZL
£279,000**

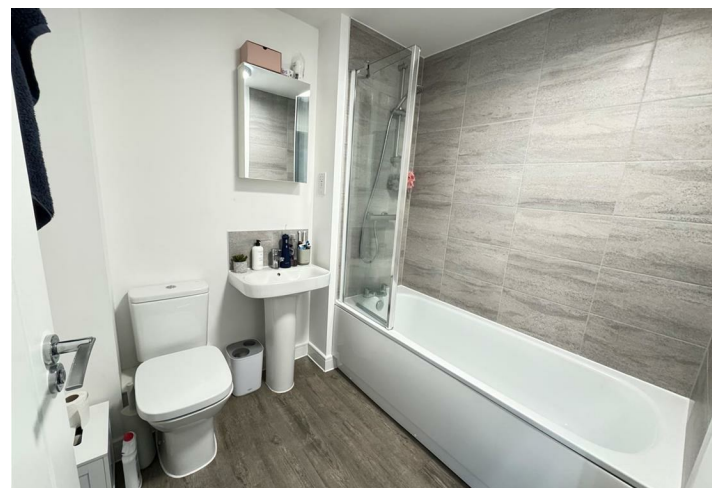
- Spacious 2 Bedroom Home
- Open Plan Living Space 26'5 x 17'
- Cloakroom
- Quality Kitchen Area
- Bathroom/wc
- 40' Rear Garden
- Garage & Parking
- Overlooking Open Space,
- Must Be Viewed Internally
- Immaculate Throughout



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	89	97	Very environmentally friendly - lower CO ₂ emissions	A	
	(81-91)	B				B	
	(69-80)	C				C	
	(55-68)	D				D	
	(39-54)	E				E	
	(21-38)	F				F	
	(1-20)	G				G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



****** IMMACULATE 2 BEDROOM HOME WITH GARAGE ******

We are pleased to offer for sale the newly built 2 bedroom property overlooking a designated open space, and benefits well proportion accommodation with a reception lobby having a useful utility cupboard, cloakroom, open plan 27' living space with a spacious lounge area & contemporary kitchen, to the first floor are two double bedrooms & a quality bathroom.

The delightful 40' rear garden is mainly laid to lawn with patio and rear gate leading to the garage and parking.

The development is in a popular location being close to most amenities and easy access to Sudbury with its High Street Shops and main line station.

We strongly recommend an early internal viewing!

ACCOMMODATION

ENTRANCE LOBBY

UPVC double glazed door & window to front, vinyl floor double cupboard with plumbing for washing machine & wall mounted boiler,

CLOAKROOM/WC

UPVC double glazed window to front, white suite comprising low level wc, pedestal wash hand basin with splash back tiling, vinyl flooring, radiator, extractor fan

OPEN PLAN LIVING SPACE 26'5 x 17' (8.05m x 5.18m)

LOUNGE AREA: 15' 17' UPVC double glazed windows & French doors overlooking and leading to the rear garden, vinyl flooring, provision for wall mounted tv, radiator, power points,

KITCHEN AREA: 11'7 X 8'5 Fitted with a contemporary range of light grey eye level & base level units, contrasting worktops incorporating 1.5 stainless steel sink drainer with mixer taps, AEG gas hob with extractor fan, AEG electric oven, worktop lighting, vinyl flooring, electric skirting radiator, power points,

FIRST FLOOR LANDING

Access to loft space, radiator, power points,

BEDROOM 1 14'2 x 13'1 (4.32m x 3.99m)

UPVC double glazed window to rear, fitted wardrobes to one wall, radiator, power points,

BEDROOM 2 17'1 x 10' (5.21m x 3.05m)

UPVC double glazed window to front, fitted cupboard, radiator, power points

BATHROOM

Quality white suite comprising panelled bath with thanatotic controlled shower with fitted glazed screen,

low level wc, pedestal wash hand basin, part tiled walls chrome heated towel rail, vinyl floor, extractor fan, extractor fan

OUTSIDE

REAR GARDEN 40' (12.19m)

Paved patio leading to lawn, timber shed, tap rear access leading to the garage

GARAGE

Up and over door to front, parking to front of the garage