

Balmforth

Estate Agents, Valuers & Letting Agents



53 Farmerie Road

Sudbury, CO10 8HA

Offers In Excess Of £299,950



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UPVC entrance door leading into

ENTRANCE HALLWAY

Two built in storage cupboards, one housing the immersion tank. Access to loft space. Radiator. Door to

BEDROOM THREE

10'2 x 9'6 (3.10m x 2.90m)

UPVC double glazed window to front aspect. Fitted wardrobe. Wood effect flooring. Radiator.

LOUNGE

15'11 x 13'4 (4.85m x 4.06m)

UPVC double glazed window to front aspect. Feature fire place with inset fire. Radiator.

BEDROOM ONE

12'8 x 11'1 (3.86m x 3.38m)

UPVC double glazed window to rear aspect. Fitted with a range of matching furniture comprising wardrobes, drawers and over bed storage units. Radiator.

BEDROOM TWO

12'9 x 7'11 (3.89m x 2.41m)

UPVC double glazed window to rear aspect. Fitted wardrobe. Radiator. Wood effect flooring.

FAMILY BATHROOM

Obscure double glazed window to side aspect. Fitted with a matching white suite comprising low level WC, wash hand basin, side panelled bath with electric Triton shower over. Tiled flooring. Full wall tiles. Radiator.

SEPARATE WC

Obscure double glazed window to side aspect. Fitted with a WC. Radiator.

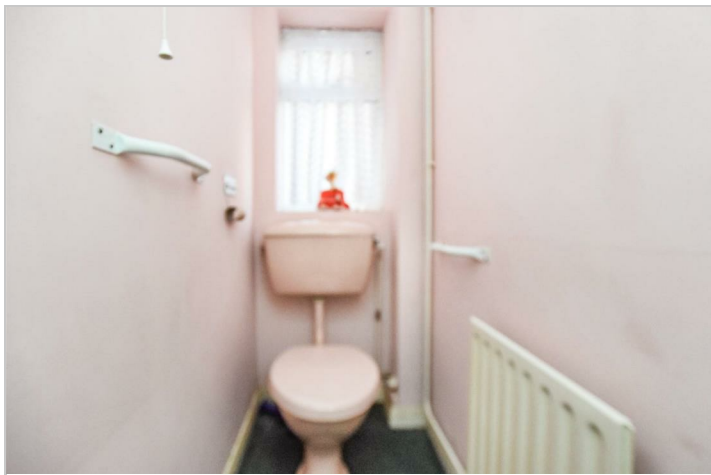
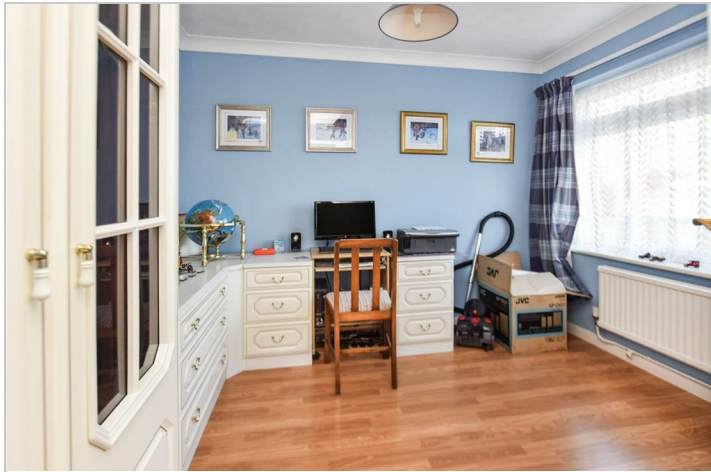
KITCHEN BREAKFAST ROOM

15'9 x 8'1 (4.80m x 2.46m)

UPVC double glazed window to rear aspect. Patio door leading out into the rear garden. Fitted with a range of matching base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap over. Free standing electric oven and gas hob (to remain). Space and plumbing for washing machine. Space for fridge freezer. Space for tumble dryer. Radiator. Tiled splashbacks. We are advised by the vendor that all appliances are to remain.

OUTSIDE

The property is situated at the end of a quiet cul de sac with the front garden being of low maintenance and laid to block paving and providing off road parking for several vehicles. Driveway leads to the attached single garage with up and over door and personal door to the rear of the garage which houses the yearly serviced boiler. Two side gated accesses. The private rear garden is mainly laid to lawn and enclosed by mature hedging and wooden panel fencing. Outside tap. Personal door to the allotment, which the current owner rents at a price of £40 per annum via a local trust.



Road Map



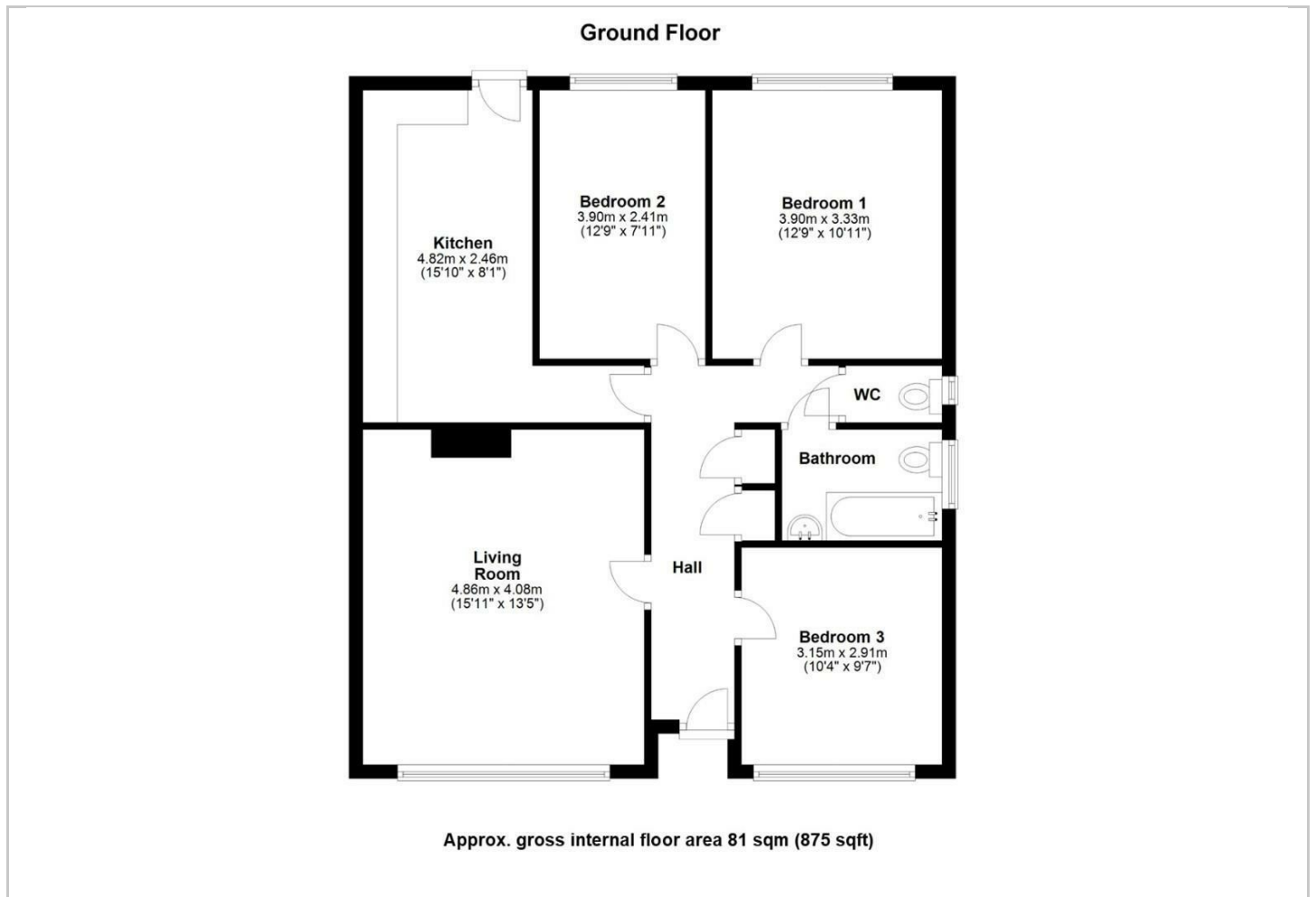
Hybrid Map



Terrain Map



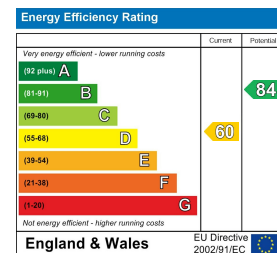
Floor Plan



Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.