



**Cross Road, Sutton St. Edmund Spalding PE12 0LS**

**welcome to**

**Cross Road, Sutton St. Edmund Spalding**

**\*DON'T MISS OUT - VIEWING HIGHLY ADVISED!\*** CHARMING FOUR BEDROOM DETACHED HOUSE SITUATED WITHIN THE POPULAR VILLAGE OF SUTTON ST EDMUND.



**Entrance Hall**

Double glazed door to the front aspect leads into the property.

Radiator, laminate flooring

**Cloakroom**

WC

Double glazed window to the rear aspect.

**Study / Bedroom Four**

Radiator, laminate flooring

Double glazed window to the front aspect.  
Double glazed patio doors to the rear aspect.

**En-Suite To Bedroom Four**

Partially completed three piece suite comprising of plumbing for a shower cubicle, wash hand basin and WC.

**Lounge**

Feature fireplace, radiator, laminate flooring and TV point.

Double glazed windows to the rear and front aspect.

**Kitchen / Diner**

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, double gas oven with gas hob, integral dishwasher, spotlights, radiator, room for fridge/freezer, laminate flooring.

Double glazed windows to the front and side aspect.  
Double glazed patio doors to the rear aspect.

**Utility Room / Conservatory**

Laminate flooring, plumbing for washing machine.

Double glazed windows to the rear and side aspects.

**Bedroom One**

Wooden flooring, radiator.

Double glazed window to the front aspect.

**Bedroom Two**

Laminate flooring, radiator

Double glazed window to the front aspect.

**Bedroom Three**

Laminate flooring, radiator

Double glazed window to the rear aspect.

**Bathroom**

Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, laminate flooring.

Double glazed window to the rear aspect.

**Exterior**

Gated access to the property leading to an in and out driveway providing ample off-road parking.

Rear Garden:

Enclosed laid to lawn garden comprising of a decked area and workshop.

**Workshop**

Offering ample potential, subject to planning.



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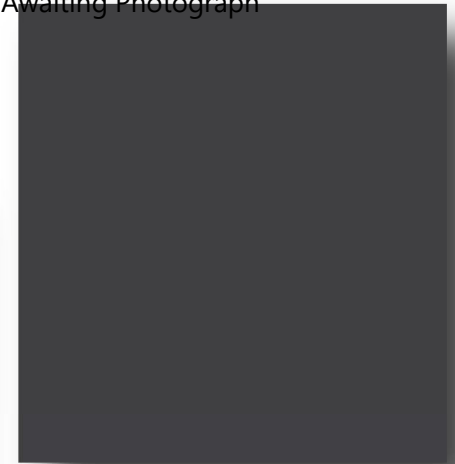
- FOUR BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- POPULAR VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- IN AND OUT DRIVEWAY

Tenure: Freehold EPC Rating: C

# £400,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG110611 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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