



**Plough Lane, Sudbury CO10 2AU**

**welcome to**

## **Plough Lane, Sudbury**

- Period cottage
- Two double bedrooms
- First floor bathroom
- Non-listed
- Popular quiet town central location

Tenure: Freehold EPC Rating: D

# £285,000

### **Lounge**

14' 10" x 11' 4" ( 4.52m x 3.45m )  
Door and sash window to front aspect. Radiator, exposed timbers, built in storage, cast iron fireplace. The room contains the original timber and documentation states that this might have been a parlour of a merchant's house years ago with original wall painting still remaining on some of the timbers.

### **Dining Room**

13' x 10' 4" ( 3.96m x 3.15m )  
Window to rear aspect. Exposed timbers, radiator. Stairs rising to first floor. Door leading to:-

### **Conservatory**

8' 6" x 7' 9" ( 2.59m x 2.36m )  
Double glaze windows to three aspects and double glazed french doors leading to garden.

### **Kitchen**

11' 1" x 8' 1" ( 3.38m x 2.46m )  
Window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink and mixer tap set into granite work top. Integral dishwasher, fridge and washing machine. Steps leading to:-

### **Utility Room**

10' 6" x 4' 6" ( 3.20m x 1.37m )  
Window and door to side aspect. Fitted with matching wall and base units over areas of work surface.

### **Landing**

Access to loft.

### **Bedroom One**

16' 3" x 14' 9" ( 4.95m x 4.50m )  
The large main bedroom has a sash window to front aspect. Exposed timbers and feature fireplace. Radiator.

### **Bedroom Two**

10' 2" x 14' 9" ( 3.10m x 4.50m )  
The spacious second bedroom has a window to rear aspect. Radiator.

### **Bathroom**

Window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Cupboard housing central heating boiler, heated towel rail.

### **Rear Garden**

The low maintenance cottage style garden has block paved areas and flower beds. Shed to remain. Right of access across other gardens but no access for neighbouring properties.



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#### **Property Ref:**

SUD109312 - 0005

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