



**Newmans Road, Sudbury CO10 1UA**

**welcome to**

## **Newmans Road, Sudbury**

- Large garage
- Bay fronted Victorian home
- Semi detached
- Three bedrooms
- Ground floor shower room and first floor cloakroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£315,000**

**view this property online** [williamhbrown.co.uk/Property/SUD109698](http://williamhbrown.co.uk/Property/SUD109698)



**Property Ref:**

SUD109698 - 0004

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### **Entrance Hall**

Door to front aspect, radiator. Stairs rising to first floor

### **Lounge / Diner**

25' 8" into bay x 11' 3" ( 7.82m into bay x 3.43m )

Double glazed bay window to front aspect and double glazed window to rear aspect. Two radiators. Door leading to:-

### **Kitchen**

10' 4" x 9' 4" ( 3.15m x 2.84m )

Double glazed window to side aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven and five ring gas hob with hood over. Radiator. Door leading to cellar and:-

### **Utility Area**

Central heating boiler, plumbing for washing machine. Door leading to:-

### **Shower Room**

Double glazed window to rear aspect. Suite comprising WC, vanity wash hand basin and walk in shower cubicle. Extractor fan, heated towel rail.

### **Cellar**

10' 11" x 6' 8" ( 3.33m x 2.03m )

Power and light connected.

### **Landing**

Stairs rising from entrance hall. Double glazed window to side aspect. Access to loft, airing cupboard.

### **Bedroom One**

12' 8" x 11' 5" ( 3.86m x 3.48m )

Double glazed window to front aspect. Range of built in wardrobes, radiator.

### **Bedroom Two**

11' 1" x 8' 9" ( 3.38m x 2.67m )

Double glazed window to rear aspect. Built in wardrobe. Radiator.

### **Bedroom Three**

9' 9" x 6' 5" ( 2.97m x 1.96m )

Double glazed window to rear aspect. Radiator.

### **Cloakroom**

Suite comprising low level WC and hand wash basin.

### **Rear Garden**

The rear garden commences with a patio seating area with a pathway leading to the garage at the rear. The remainder is predominantly laid to lawn with mature beds to borders and additional seating areas.

### **Garage**

18' 3" x 13' 5" ( 5.56m x 4.09m )

Double glazed window to rear aspect and door leading to garden. Power and light connected. The garage is accessed via Queens Close.



**william h brown**



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)