



Richard Burn Way, Sudbury CO10 1SW



welcome to

Richard Burn Way, Sudbury

- Two bedrooms
- Semi detached
- Popular part of Sudbury
- Off road parking
- Spacious lounge and conservatory

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000

Entrance Hall

Double glazed door to front aspect.
Stairs rising to first floor, radiator.

Lounge

13' 1" x 9' 8" (3.99m x 2.95m)
Double glazed window to front aspect.
Radiator. Door leading to:-

Kitchen / Diner

16' 4" x 7' 10" (4.98m x 2.39m)
Double glazed window to rear aspect.
Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Doors leading to:-

Conservatory

13' 3" max x 8' 6" (4.04m max x 2.59m)
Double glazed windows to three aspects and double glazed french doors leading to garden. Power points.
Radiator.

Landing

Access to loft. Storage cupboard.

Bedroom One

13' x 8' 3" (3.96m x 2.51m)
Double glazed window to front aspect.
Built in wardrobe, radiator.

Bedroom Two

12' 8" x 9' 7" max (3.86m x 2.92m max)
Double glazed window to rear aspect.
Radiator.

Bathroom

Double glazed window to rear aspect.
Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Rear Garden

Double gates lead to a block paved patio area, with the remainder being predominantly laid to lawn. Gate to front aspect.



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Property Ref:

SUD108059 - 0003

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