



Queens Court Queens Close, Sudbury CO10 1US

welcome to

Queens Court Queens Close, Sudbury

- Three bedrooms
- En-suite ground floor bedroom
- No onward chain
- Quiet location on the edge of Sudbury town centre
- New boiler being installed March 2024

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000

view this property online williamhbrown.co.uk/Property/SUD109509



Property Ref:

SUD109509 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard, radiator. Doors leading to:-

Bedroom One

10' 5" max x 9' 8" max (3.17m max x 2.95m max)
Double glazed window to front aspect.
Radiator, Built in wardrobe with storage cupboard. Door leading to:-

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Heated towel rail, storage cupboard with sliding doors.

Dining Room

11' 8" x 8' 1" (3.56m x 2.46m)
Glazed double doors to front aspect, doors leading to lounge and entry to:-

Kitchen

11' 8" x 7' 11" (3.56m x 2.41m)
Double glazed window and stable door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral double oven with ceramic hob and hood over. Integral dishwasher, wall mounted central heating boiler. Storage cupboard housing washing machine. Radiator.

Lounge

16' 3" plus bay x 12' 5" (4.95m plus bay x 3.78m)
Double glazed window to rear aspect and double glazed door with full height panelled window to front aspect. Feature fireplace,

radiator.

Galleried Landing

Stairs rising from entrance hall. Large airing cupboard, access to loft, radiator. Doors leading to:-

Bedroom Two

12' 1" plus recess x 12' 4" max (3.68m plus recess x 3.76m max)
Double glazed windows to front and rear aspects. Two built in wardrobes. Radiator.

Bedroom Three

11' 11" plus recess x 9' 9" (3.63m plus recess x 2.97m)
Double glazed windows to front and rear aspects. Two built in wardrobes. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and panelled bath with handrail and mixer tap. Heated towel rail, shaver point.

Front Garden

The split level front garden is mainly laid to paving slabs. Brick wall to boundary.

Rear Garden

The rear garden is predominantly laid to stone chippings with a brick wall to the boundary. Rear and front gate access.

Outbuilding

13' 11" x 5' 1" (4.24m x 1.55m)
Window. Power and light connected.




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