



**Queens Court, Queens Close, Sudbury CO10 1US**





welcome to

## Queens Court Queens Close, Sudbury

- Three bedrooms
- No onward chain
- New boiler installed March 2024
- Open plan kitchen/living
- Spacious lounge

Tenure: Freehold EPC Rating: D

# £365,000

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Property Ref:  
SUD109509 - 0007

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### 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 form 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.

### Agent's Note

The sale of this property is subject to grant  
of probate. Please seek an update from  
the branch with regards to the potential  
timeframes involved



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