



Burkitts Lane, Sudbury CO10 1HB

welcome to

Burkitts Lane, Sudbury

- Town Centre Location
- Two Double Bedrooms
- Two Reception Rooms
- Private Garden
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000

view this property online williamhbrown.co.uk/Property/SUD109831



Property Ref:

SUD109831 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Hall

Door to front aspect, stairs rising to first floor.

Lounge

12' 2" x 10' 4" (3.71m x 3.15m)
Double glazed sash window to front aspect. Fireplace with inset gas fire, radiator.

Dining Room

12' 2" x 11' 4" max (3.71m x 3.45m max)
Double glazed sash window to rear aspect. Built in storage cupboard, understairs cupboard, radiator.

Kitchen

9' 5" x 7' 4" (2.87m x 2.24m)
Two windows to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl, space for appliances. Opening onto:-

Utility Room

Window to rear aspect and door leading to garden. Plumbing for washing machine.

Landing

Stairs rising from entrance hall, doors leading to bedrooms and bathroom.

Bedroom One

14' 1" x 12' (4.29m x 3.66m)
Two double glazed windows to front

aspect. Built in wardrobe, radiator.

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)
Double glazed window to rear aspect. Built in wardrobe, radiator.

Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle. Storage cupboard, radiator.

Rear Garden

The low maintenance rear garden is predominantly laid to block paving with beds to borders. Rear gate access.



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