



**Cats Lane, Sudbury CO10 2SF**



**welcome to**

## Cats Lane, Sudbury

- No onward chain
- Large plot of approx 0.89 acres
- Offering nearly 2400ft2 of accommodation
- Planning granted from C2 usage to residential DC/23/01724
- Highly regarded setting

Tenure: Freehold EPC Rating: Exempt

offers in excess of  
**£600,000**

**view this property online** [williamhbrown.co.uk/Property/SUD109764](http://williamhbrown.co.uk/Property/SUD109764)



**Property Ref:**

SUD109764 - 0004

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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

Entrance door. Radiator.

### Lounge

21' 4" x 16' 4" ( 6.50m x 4.98m )  
Double glazed windows to both sides.  
Radiator. Doorway to:-

### Sun Room

13' 5" x 9' 11" ( 4.09m x 3.02m )  
Double glazed windows to two aspects.  
Door to side aspect. Radiator. Doors leading to:-

### Kitchen

15' 8" x 14' 8" ( 4.78m x 4.47m )  
Double glazed window to front aspect.

### Utility Room

12' 8" x 6' 9" ( 3.86m x 2.06m )  
Double glazed door and window to rear aspect. Vanity wash hand basin, radiator.

### Bedroom Two

14' 11" x 13' ( 4.55m x 3.96m )  
Double glazed window and door to rear aspect. Radiator.

### Ensuite

Suite comprising low level WC and wash hand basin.

### Bedroom Three

14' 11" x 12' 11" ( 4.55m x 3.94m )  
Double glazed window and door to side aspect. Radiator.

### Ensuite

Suite comprising low level WC and wash hand basin.

### Bedroom Four

12' 2" x 11' 4" ( 3.71m x 3.45m )  
Double glazed window to rear aspect.  
Radiator.

### Bedroom Five

11' 9" x 11' 2" ( 3.58m x 3.40m )  
Double glazed window to side aspect.  
Radiator.

### Bedroom Six

16' 7" x 11' 8" ( 5.05m x 3.56m )  
Double glazed window to front aspect.  
Radiator.

### Bathroom

Double glazed window to side aspect.  
Suite comprising low level WC, wash hand basin and bath. Radiator.

### Shower Room

Suite comprising low level WC, wash hand basin and shower. Radiator.

### Outside

The property sits on a large plot with long driveway providing ample parking and a detached garage to the front with the remainder to lawn, the majority of the rear garden is laid to lawn.



**william h brown**



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