



Cats Lane, Sudbury CO10 2SF



welcome to

Cats Lane, Sudbury

- No onward chain
- Detached double garage
- Detached bungalow
- Large plot of approx 0.89 acres
- Offering nearly 2400ft2 of accommodation

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£550,000

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.



view this property online williamhbrown.co.uk/Property/SUD109764



Property Ref:

SUD109764 - 0006

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.

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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10
2EN



williamhbrown.co.uk