



**Cats Lane, Sudbury CO10 2SF**



**welcome to**

## **The Dell Bungalow 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

# £525,000

### **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](http://williamhbrown.co.uk/Property/SUD109764)



**Property Ref:**

SUD109764 - 0007

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](mailto:Sudbury@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**