





welcome to

Priory Walk, Sudbury

NO ONWARD CHAIN Set in a popular part of Sudbury, giving easy access to the town centre, train station and water meadows is this four bedroom home, offering spacious and flexible accommodation over three floors and further enhanced with a garage and off road parking.













Entrance Hall

Double glazed window to front aspect. Stairs rising to first floor, built in cupboard, radiator.

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan.

Kitchen

14' 3" max x 11' 6" (4.34m max x 3.51m)

Double glazed French doors with side panels to rear aspect leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl and mixer tap. Integral double oven with gas hob and extractor over. Integral microwave. Space for appliances. Central heating boiler, radiator.

First Floor Landing

Stairs rising from entrance hall and rising to second floor landing. Radiator.

Bedroom/ Dining Room

14' 4" x 14' narrowing to 11' 6" (4.37m x 4.27m narrowing to 3.51m)

Double glazed french doors with side panels leading to juliette balcony. Radiator.

Lounge

14' 4" x 13' 11" + recess (4.37m x 4.24m + recess) Double glazed window. Double glazed french doors with side panels leading to juliette balcony. Radiator.

Second Floor Landing

Stairs rising form first floor landing. Access to loft.

Bedroom One

14' 4" x 11' 10" (4.37m x 3.61m)

Two double glazed windows to front aspect. Double built in wardrobe, radiator.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Shaver point.

Bedroom Three

11' 7" max x 7' 1" (3.53m max x 2.16m)
Double glazed window to rear aspect. Radiator.

Bedroom Four

11' 6" max x 6' 10" (3.51m max x 2.08m) Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Shaver point, radiator.

Front Garden

A block paved driveway leads to a garage that has power and light connected, and up and over doors.

Rear Garden

The low maintenance block paved rear garden has a walled rear boundary.





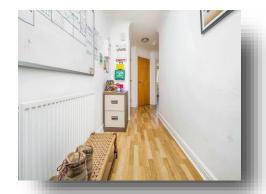
welcome to

Priory Walk, Sudbury

- No onward chain
- Four bedrooms
- Spacious kitchen and lounge
- Flexible accommodation over three floors
- Ensuite to master

Tenure: Freehold EPC Rating: C

£290,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SUD109919 - 0005 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.

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