



Christopher Court, Sudbury CO10 2FY

welcome to

Christopher Court, Sudbury

*NO ONWARD CHAIN * PARKING* situated in one of Sudbury's most highly regarded areas that offers a peaceful setting yet only being stone's throw from either the town centre, railway station or the famous water meadows is the stunning property that offers spacious living and parking.



Entrance Porch

An arched brick canopy porch with storage cupboard, storage cupboard. Hardwood door with sidelight windows leading to:-

Entrance Hall

Storage heater, storage cupboard. Stairs rising to first floor and door leading to:-

Utility Room

8' x 6' 4" (2.44m x 1.93m)

Glazed door with sidelights to rear aspect leading to covered area below balcony. Storage heater. Fitted with base units and stainless steel sink and drainer unit.

Shower Room

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

Lounge / Diner

18' 6" x 10' (5.64m x 3.05m)

A bright and spacious double aspect room with an attractive diamond oriel window to the front aspect. Two storage heaters, stairs leading to galleried bedroom, French doors and three windows to the rear aspect leading to the south facing balcony. Door leading to kitchen.

Balcony

Running across the rear of the property with views over the courtyard and roofscapes.

Kitchen

8' x 6' 4" (2.44m x 1.93m)

Window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Space for appliances.

Bedroom One

14' x 10' 6" (4.27m x 3.20m)

Glazed gallery rail overlooking the lounge. Two velux windows.



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Christopher Court, Sudbury

- South Facing Balcony
- Galleried Mezzanine Bedroom
- Parking Space
- No Upward Chain
- Highly regarded location

Tenure: Freehold EPC Rating: E

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110041 - 0004

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