



Chapel Close, Great Waldingfield, Sudbury CO10 0UB



welcome to

Chapel Close, Great Waldingfield, Sudbury

NO ONWARD CHAIN This three bedroom semi detached home has been extended and much improved by the current owner to provide spacious and flexible accommodation including a spacious lounge and dining room that could work as a ground floor bedroom and is enhanced with ample off road parking.



Entrance Porch

Windows to front and side aspects. Door leading to:-

Entrance Hall

Stairs rising to first floor, radiator. Door leading to kitchen and:-

Lounge

11' 4" x 9' 10" (3.45m x 3.00m)

Double glazed window to front aspect. Feature media wall, radiator.

Kitchen

17' 9" x 8' 11" (5.41m x 2.72m)

Double glazed window and double glazed patio doors to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Plumbing for dishwasher. Water feed for fridge. Space for freestanding range cooker. Radiator, built in pantry, door leading to:-

Dining Room

13' 2" x 10' 3" (4.01m x 3.12m)

Double glazed window to front aspect. Radiator. Door leading to utility room and:-

Study

5' 8" x 5' 8" (1.73m x 1.73m)

Radiator. Hard line internet installed.

Utility Room

17' 9" x 8' 11" (5.41m x 2.72m)

Window to rear aspect. Plumbing for washing machine, radiator. External venting for tumble drier. Door leading to garden.

Landing

Window to side aspect. Access to loft.

Bedroom One

10' 9" max x 10' 9" narrowing to 7' 10" (3.28m max x 3.28m narrowing to 2.39m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.90m)

Double glazed window to front aspect. Radiator.

Bedroom Three

7' 10" x 7' 5" (2.39m x 2.26m)

Double glazed window to front aspect. Built in cabin bed with storage. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with fitted overhead shower.

Front Garden

The front garden is laid to gravel to provide off road parking.

Rear Garden

The rear garden commences with a patio area and the remainder is predominantly laid to lawn with mature shrubs and bushed. Side gate access. Two sheds to remain.

Agent's Note

The vendor has advised that an air source heat pump has been recently installed, together with an external power feed for an electric charging point.



view this property online williamhbrown.co.uk/Property/SUD109492



welcome to

Chapel Close, Great Waldingfield Sudbury

- Guide Price £325,000 to £340,000
- Three bedrooms
- Extended semi detached
- Spacious lounge and large dining room
- Kitchen/Diner

Tenure: Freehold EPC Rating: C

guide price

£325,000 to £340,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SUD109492](https://www.williamhbrown.co.uk/Property/SUD109492)



Property Ref:
SUD109492 - 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.

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](https://www.williamhbrown.co.uk)