



**Hillcrest Road, Sudbury, CO10 1PA**



**welcome to**

**Hillcrest Road, Sudbury**

Set at the end of a quiet cul-de-sac and occupying a corner plot is this three bedroom semi detached home, offering spacious living accommodation including a large lounge/diner and beautiful kitchen and is further enhanced with ample parking, a garage and a larger than average garden.



### **Entrance Hall**

Double glazed door to front aspect and double glazed window with side panels. Stairs rising to first floor. Door leading to kitchen and:-

### **Lounge / Diner**

21' 4" x 10' 10" ( 6.50m x 3.30m )

Double glazed windows to front and side aspects. Two radiators.

### **Kitchen**

18' 9" x 9' 2" max ( 5.71m x 2.79m max )

Double glazed window to rear aspect and double glazed door leading to conservatory. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven and hob with hood over. Space for appliances. Two built in storage cupboards. Radiator.

### **Conservatory**

10' x 6' 4" ( 3.05m x 1.93m )

Double glazed windows to three aspects. Power connected. Radiator.

### **Landing**

Stairs rising from entrance hall. Access to loft. Cupboard housing central heating boiler and storage.

### **Bedroom One**

11' 6" x 10' 8" ( 3.51m x 3.25m )

Double glazed window to front aspect. Built in and fitted wardrobes. Radiator.

### **Bedroom Two**

19' 10" x 12' 7" ( 6.05m x 3.84m )

Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

11' 5" x 6' ( 3.48m x 1.83m )

Double glazed window to front aspect. Built in wardrobe. Radiator.

### **Bathroom**

Two double glazed windows to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

### **Front Garden**

A block paved driveway leads to the garage and the remainder is laid to shingle. Outside power point.

### **Rear Garden**

The rear garden commences with a patio area and a raised decked seating terrace, with the remainder being predominantly laid to lawn. Gate to front.



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## Hillcrest Road, Sudbury

- Three bedrooms
- Semi detached home
- Easy access to highly regarded local schooling
- Spacious lounge/diner
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

**£280,000**



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Property Ref:  
SUD110002 - 0004

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william h brown



**01787 379372**



Sudbury@williamhbrown.co.uk



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



**williamhbrown.co.uk**