



**Cats Lane, Sudbury CO10 2SQ**

**welcome to**

**Cats Lane, Sudbury**

\*NO ONWARD CHAIN\* A beautiful character cottage set in this popular location allowing access to local schooling and amenities. The property offers great parking, a large south facing garden and is brimming with character throughout.



### **Lounge**

14' 8" narrowing to 12' 1" x 12' 3" ( 4.47m narrowing to 3.68m x 3.73m )

Double glazed door and window to front aspect.

Double glazed door leading to conservatory.

Radiator. Door leading to:-

### **Kitchen**

9' 2" x 5' 10" ( 2.79m x 1.78m )

Double glazed window to front aspect. 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. Stairs rising to first floor, understairs cupboard. Doorway to:-

### **Utility Room**

5' 6" x 5' 2" ( 1.68m x 1.57m )

Double glazed window to rear aspect. Space for appliances. Door leading to cloakroom and:-

### **Bathroom**

Double glazed window to side aspect. Suite comprising vanity wash hand basin and bath. Large cupboard with plumbing for washing machine and central heating boiler.

### **Cloakroom**

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin.

### **Conservatory**

18' 7" x 7' 10" ( 5.66m x 2.39m )

Double glazed windows to three aspects. Door leading to garden.

### **Landing**

Stairs rising from kitchen. Double glazed window to rear aspect. Doors leading to bedrooms.

### **Bedroom One**

12' 4" x 9' 1" ( 3.76m x 2.77m )

Double glazed window to front and rear aspects.

Radiator.

### **Bedroom Two**

8' 10" x 8' 8" ( 2.69m x 2.64m )

Double glazed window to front aspect. Radiator.

### **Front Garden**

A large gravelled driveway provides ample off road parking. Double gates lead to the garden.

### **Rear Garden**

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn. Car port.

### **Agent's Note**

The vendor has advised that the central heating boiler is not currently working and will need to be replaced by the new buyer.



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welcome to

## Cats Lane, Sudbury

- No onward chain
- Ample off road parking
- Character Semi-detached
- Close to local schooling and amenities
- Large garden

Tenure: Freehold EPC Rating: E

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD109968 - 0003

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