



**Cross Street, Sudbury CO10 2DP**

**welcome to**

**Cross Street, Sudbury**

**\*STUNNING MEADOW VIEWS & RESIDENTS PERMIT PARKING\*** This beautiful three bedroom home has been much improved by the current owners & offers a stunning open plan kitchen/living & benefits from a ground floor cloakroom & first floor bathroom & is enhanced with large garden with stunning meadow views.



### **Entrance Porch**

Double glazed door to front aspect. Stained glass door leading to:-

### **Open Entrance Hall**

Stairs rising to first floor. Opening onto:-

### **Open Plan Kitchen / Lounge**

26' 6" x 12' 9" max ( 8.08m x 3.89m max )

Double glazed window to front aspect. Double glazed bi-fold doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Inset sink with one and a half bowl set into granite worktop. Integral double oven and microwave with inset gas hob and extractor over. Integral dishwasher and fridge/freezer. Radiator. Open fireplace. Opening onto:-

### **Utility Room**

5' 1" x 4' 10" ( 1.55m x 1.47m )

Fitted with matching wall and base units. Storage cupboard. Sink with mixer taps. Integrated washing machine. Door leading to:-

### **Cloakroom**

Low level WC.

### **Landing**

Stairs rising from open entrance hall. Double glazed window to rear aspect with fitted shutters. Radiator.

### **Bedroom One**

12' 2" x 9' 6" ( 3.71m x 2.90m )

Double glazed window and double glazed obscure window to rear aspect with fitted shutters and views over the meadows. Radiator.

### **Bedroom Two**

12' 11" max x 12' 5" ( 3.94m max x 3.78m )

Double glazed window to front aspect. Radiator.

### **Bedroom Three**

12' 11" x 4' 11" ( 3.94m x 1.50m )

Double glazed window to front aspect. Radiator.

### **Bathroom**

Suite comprising low level WC, vanity wash hand basin and walk in shower cubicle. Fully tiled. Velux window. Radiator.

### **Rear Garden**

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with views over the meadows.

### **Agent's Note**

The vendor has advised that the property has two residents parking spaces at Mill Lane car park.



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welcome to

## Cross Street, Sudbury

- Stunning meadow views
- Residents permit parking
- Three bedrooms
- Beautiful open plan kitchen/ living
- Ground floor cloakroom and first floor bathroom

Tenure: Freehold EPC Rating: Awaited

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD108802 - 0004

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