



Elm Road, Sudbury CO10 2SD

welcome to

Elm Road, Sudbury

A spacious semi-detached home with a large frontage providing ample off road parking and great sized rear garden, set within this popular part of Sudbury, giving easy access to the town centre and local schooling.



Entrance Porch

Double glazed door to front aspect. Opening onto:-

Entrance Hall

Stairs rising to first floor. Understairs cupboard, radiator.

Lounge

16' 3" x 10' 10" (4.95m x 3.30m)

Double glazed window to front aspect. Radiator.

Doorway to:-

Kitchen

13' 3" x 6' (4.04m x 1.83m)

Double glazed window to rear 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 taps. Larder style cupboard. Integral oven with hob and extractor over. Space for appliances. Door leading to:-

Garden Room

11' 9" x 7' 10" (3.58m x 2.39m)

Double glazed windows to three aspects. Double glazed french doors leading to garden. Hall area with door to study and wt room that opens onto the garden room.

Study / Ground Floor Bedroom

12' 5" x 9' 9" (3.78m x 2.97m)

Double glazed window and double glazed door to front aspect.

Landing

Stairs rising from entrance hall. Double glazed window to rear aspect. Access to loft via ladder. Storage cupboard.

Bedroom One

12' 5" into wardrobes x 10' 10" (3.78m into wardrobes x 3.30m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two

14' x 9' 11" (4.27m x 3.02m)

The room has a central partition creating two rooms. Double glazed window to front aspect. Built in wardrobe, radiator.

Bathroom

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

Front Garden

A large block paved driveway provides off road parking and the remainder is predominantly laid to lawn.

Rear Garden

The low maintenance rear garden commences with a patio area and has areas of artificial lawn with large workshops and sheds.



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welcome to

Elm Road, Sudbury

- Semi detached
- Ample off road parking
- Spacious lounge, garden room and study
- Two double bedrooms
- Popular location

Tenure: Freehold EPC Rating: C

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110103 - 0002

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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