

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" ($4.27m \times 3.02m$) 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.





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



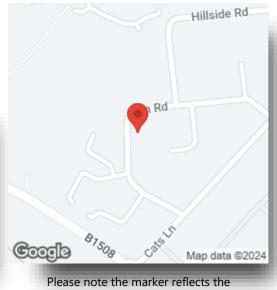


view this property online williamhbrown.co.uk/Property/SUD110103



Property Ref: SUD110103 - 0002 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.



postcode not the actual property

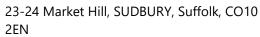
william h brown



01787 379372



Sudbury@williamhbrown.co.uk





williamhbrown.co.uk