

Sandy Lane, Sudbury CO10 1DF



welcome to

Sandy Lane, Sudbury

Set in a highly regarded part of Sudbury is this modern semi-detached home, constructed with a cottage feel and offering spacious accommodation including two reception rooms and kitchen/diner. The property is further enhanced with off road parking and a beautiful garden.













Entrance Hall

Door to front aspect, stairs rising to first floor. Understairs cupboard, radiator.

Cloakroom

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

Lounge

14' 5" x 12' 5" into bay (4.39m x 3.78m into bay) Double glazed bay window to front aspect. Brick fireplace with inset burner. Radiator.

Kitchen

14' 5" max x 11' 5" (4.39m max x 3.48m)

Double glazed windows to rear and side aspects and door leading to garden room. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven, with hob and extractor over. Integral fridge/freezer and integral dishwasher. Central heating boiler. Radiator.

Garden Room

11' 4" \times 10' into bay ($3.45 m \times 3.05 m$ into bay) Double glazed french doors leading to garden. Radiator

Landing

Access to loft, radiator.

Bedroom One

14' 5" x 8' 7" + door recess (4.39m x 2.62m + door recess) Double glazed window to front aspect. Built in wardrobe, radiator.

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator, extractor fan.

Bedroom Two

8' 7" x 7' 9" (2.62m x 2.36m) Double glazed window to rear aspect. Radiator.

Bedroom Three

11' 6" x 5' 5" (3.51m x 1.65m) Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath. Shaver point, extractor fan.

Front Garden

A parking area is to the front of the property, with a pathway leading to the front door. There is also a lawned side garden and hedgerows to front borders.

Rear Garden

The rear garden commences with a large patio seating area, with the remainder predominantly laid to lawn with mature shrubs and flower beds. Side access.





welcome to

Sandy Lane, Sudbury

- Three bedrooms
- Semi detached home
- En-suite to master
- Popular location
- Beautiful large garden

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000







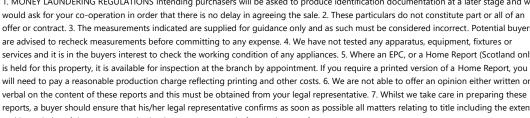
Bulmer Rd Sandy Ln Sudbury Gymnastics Club **Coogle** Map data @2024

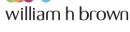
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110161



Property Ref: SUD110161 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.







01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk

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.