



Hyde Road, Sudbury CO10 2TH

welcome to

Hyde Road, Sudbury

Set within a popular part of Sudbury, giving easy access to the town centre and railway station, is this extended three bedroom Victorian semi detached home. The property offers two spacious reception rooms and beautiful kitchen, and is further enhanced lovely rear garden with summer house.



Entrance Hall

Wooden flooring. Doors leading to:-

Lounge

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed window to front aspect. Radiator.

Dining Room

13' x 8' 9" (3.96m x 2.67m)

Double glazed large picture window leading to kitchen. Doors leading to stairs. Radiator. Access to:-

Kitchen

13' 3" x 7' 7" (4.04m x 2.31m)

The vendor has informed us that the kitchen was installed in 2023. Double glazed window to rear aspect and a velux window. Fitted kitchen with a range of matching wall and base units over areas of work surface. Integral oven and inset hob with hood over. Radiator. opening onto;

Utility Room

9' 1" x 13' 3" (2.77m x 4.04m)

Flowing from the kitchen with a range of matching units and worksurfaces to the main kitchen area, plumbing for washing machine and a double glazed door leading into the rear garden.

Landing

Airing cupboard. Door leading to:-

Bedroom One

11' 7" x 9' 9" (3.53m x 2.97m)

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

Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m)

Double glazed window to rear aspect with views over the garden. Fitted units. Radiator.

Bedroom Three

11' 3" x 7' (3.43m x 2.13m)

Double glazed window to rear aspect. Fitted units. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin, bath and shower cubicle with electric shower. Radiator.

Front Garden

The front garden is enclosed by a wall and has a pathway leading to the front door.

Rear Garden

The rear garden commences with a paved patio area with the remainder being predominantly laid to lawn with a summerhouse (with power and light connected). Side gate access.

Agent's Note

The vendor has advised that all double glazed windows were replaced in 2022 and a new boiler with a ten year guarantee was added in 2024.



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welcome to

Hyde Road, Sudbury

- Extended semi detached home
- Three bedrooms
- Quiet town centre location
- Easy access to railway station and Waitrose
- Two spacious reception rooms

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD108712 - 0003

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