



**Cross Street, Sudbury, CO10 2DJ**

**welcome to**

**Cross Street, Sudbury**

This deceptively spacious three bedroom home has been meticulously renovated by the current owners & offers exceptionally well presented & flexible accommodation over three stories including a large lounge and beautiful kitchen and is enhanced with a ground floor W.C, ensuite & first floor bathroom.



**Entrance Porch**

Double glazed door to front aspect. Door leading to:-

**Lounge**

16' 9" x 16' 6" max ( 5.11m x 5.03m max )

Double glazed window to front aspect and double glazed picture window to rear aspect. Stairs rising to first floor. Exposed brick fireplace and exposed timbers. Radiator. Door leading to:-

**Inner Hall**

Double glazed door to side aspect. Door leading to kitchen and:-

**Cloakroom**

Suite comprising low level WC and vanity wash hand basin.

**Kitchen**

10' 4" x 9' 2" ( 3.15m x 2.79m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Integral oven with hob and hood over. space for appliances.

**First Floor Landing**

Doors leading to bathroom and master bedroom. Stairs rising to second floor.

**Bedroom One**

17' 4" x 12' max ( 5.28m x 3.66m max )

Double glazed windows to front and rear aspects. Radiator. Door leading to:-

**Ensuite**

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan. Door leading to large storage area.

**Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower over. Heated towel rail.

**Second Floor Landing**

Double glazed window to rear aspect. Exposed timbers. Doors leading to bedrooms two and three.

**Bedroom Two**

15' 5" max x 9' 2" ( 4.70m max x 2.79m )

Double glazed window to front aspect. Exposed timbers, radiator,.

**Bedroom Three**

12' 2" x 9' 1" ( 3.71m x 2.77m )

Double glazed window to rear aspect. Exposed timbers, radiator.

**Rear Garden**

The courtyard rear garden is mainly laid to paving with raised beds.



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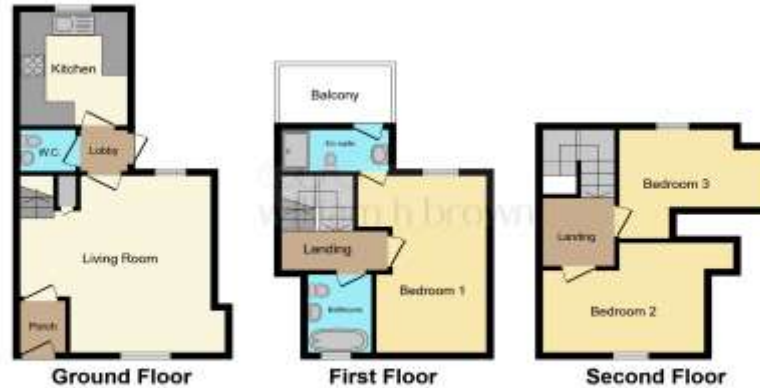


welcome to

## Cross Street, Sudbury

- Fully renovated with a beautiful finish by the current owners
- Character features throughout
- Three bedrooms
- En-suite to master bedroom
- Ground floor W.C and first floor bathroom

Tenure: Freehold EPC Rating: C



The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They should be used only for general purposes and they do not form part of any agreement. The liability is taken for any error, omission or misstatement. Agents must rely upon its own inspection(s). Powered by www.koraplan.com

# £265,000



Please note the marker reflects the postcode not the actual property

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