



Lark Rise, Sudbury CO10 7PB



welcome to

Lark Rise, Sudbury

Set in this popular part of Sudbury allowing great access to the town centre, water meadows and local schooling is this spacious three bedroom semi-detached home that benefits from large lounge/diner, conservatory, loft room, parking and large garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, door leading to:-

Lounge

13' 5" x 12' 11" + bay (4.09m x 3.94m + bay)
Double glazed window to front aspect. Fireplace, radiator, understairs storage cupboard. Double doors leading to:-

Dining Room

10' 8" x 8' 10" (3.25m x 2.69m)
Radiator, double glazed patio doors leading to conservatory. Opening onto:-

Kitchen

10' 11" x 7' 5" (3.33m x 2.26m)
Double glazed window to side aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances.

Conservatory

12' 4" x 9' 3" (3.76m x 2.82m)
Power and lights, double glazed to three aspects and double glazed French doors to garden.

Landing

Double glazed window to side aspect. Access to loft room via ladder.

Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)
Double glazed window to front aspect with partial meadow views. Radiator.

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)
Double glazed window to rear aspect. Radiator.

Bedroom Three

10' x 6' 6" (3.05m x 1.98m)
Double glazed window to front aspect with partial meadow views. Radiator.

Bathroom

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

Loft Room

11' 10" x 11' 9" (3.61m x 3.58m)
Some restricted head height. Double glazed window to side aspect. Eaves storage and further storage area.

Front Garden

The front garden is predominantly laid to lawn with steps leading to the front door.

Rear Garden

The rear garden commences with a paved seating area to the rear and side. The remainder is predominantly laid to lawn. A pathway leads to a set of rear gates that in turn leads to a parking area. Courtesy door leading to garage. Side access. Pond.

Garage

17' 5" x 13' 2" (5.31m x 4.01m)
Power and light connected with up and over doors. Window and door into garden.



view this property online williamhbrown.co.uk/Property/SUD110302



welcome to Lark Rise, Sudbury

- Semi-detached
- Three bedrooms
- Loft room
- Large garage
- Parking

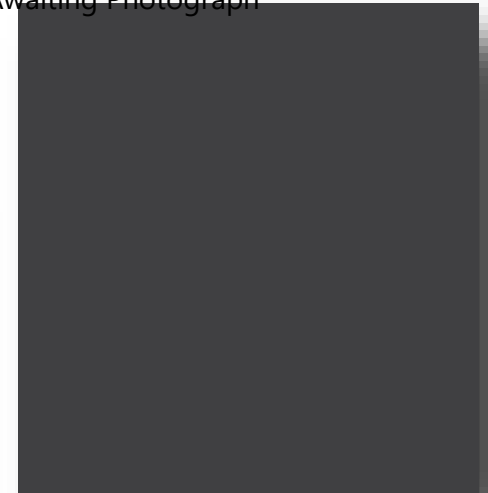
Tenure: Freehold EPC Rating: D

offers in excess of

£290,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110302



Property Ref:
SUD110302 - 0003

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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



williamhbrown.co.uk