



Betty Cocker Grove, Sudbury CO10 2PL



welcome to

Betty Cocker Grove, Sudbury

Situated in a lovely position within a highly regarded location, is this three bedroom home offering two spacious reception rooms and further enhanced with off road parking, solar panels and a private rear garden.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and vanity wash hand basin. Radiator.

Lounge

14' 10" x 12' 6" (4.52m x 3.81m)

Double glazed window to front aspect. Radiator. Opening onto:-

Dining Room

10' 7" x 8' 1" (3.23m x 2.46m)

Double glazed french doors leading to garden. Understairs cupboard, radiator. Leading to:-

Kitchen

10' 5" x 7' 4" (3.17m x 2.24m)

Double glazed window to rear 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. Integral oven with electric plate warmer below and inset hob with extractor over. Space for appliances. Cupboard housing central heating boiler.

Landing

Double glazed window to side aspect. Airing cupboard. Access to boarded loft via ladder.

Bedroom One

13' 4" x 9' 8" (4.06m x 2.95m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

11' 11" x 9' 9" max (3.63m x 2.97m max)

Double glazed window to front aspect. Radiator.

Bedroom Three

8' 8" max x 7' 4" (2.64m max x 2.24m)

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. Extractor fan, heated towel rail.

Front Garden

The property has a double length driveway and the remainder is predominantly laid to gravel with shrubs.

Rear Garden

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn. Side access. Shed with power connected.

Agent's Note

The vendor has advised that the solar panels at the property that are owned and enjoy a "kick back tariff"



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welcome to

Betty Cocker Grove, Sudbury

- Three bedrooms
- End of terrace home
- Popular location
- Ground floor cloakroom
- Two reception rooms

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110499 - 0006

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