



**Cross Street, Sudbury CO10 2DP**



**welcome to**

**Cross Street, Sudbury**

**\*NO ONWARD CHAIN\*** A beautiful three storey home set in the heart of Old Sudbury with beautiful meadow views. The property benefits from spacious accommodation and is enhanced with residents permit parking.



### Entrance Porch

Door to front aspect. Door leading to:-

### Lounge

12' 2" x 11' 11" max ( 3.71m x 3.63m max )

Sash window to front aspect. Brick fireplace.

Opening onto:-

### Dining Room

12' 7" x 11' 10" max ( 3.84m x 3.61m max )

Double glazed door to rear aspect. Stairs rising to first floor. Understairs cupboard. Radiator. Door leading to:-

### Kitchen

9' 8" x 7' ( 2.95m x 2.13m )

Window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. integral oven and hob with hood over. Integral dishwasher.

### First Floor Landing

Window to rear aspect. Stairs rising to second floor landing. Doors to bedroom one and bathroom.

### Bedroom One

11' 11" x 10' 4" ( 3.63m x 3.15m )

Sash window to front aspect. Built in wardrobe, radiator. Door leading to:-

### Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

### Bathroom

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Cupboard housing central heating boiler, heated towel rail.

### Second Floor Landing

Doors leading to bedrooms two and three.

### Bedroom Two

13' x 11' ( 3.96m x 3.35m )

Sash window to front aspect. Built in cupboard, radiator.

### Bedroom Three

12' 4" x 9' 1" ( 3.76m x 2.77m )

Window to rear aspect with meadow views. Access to loft. Storage cupboard, radiator.

### Rear Garden

The rear garden commences with a decked seating area, with the remainder predominantly laid to lawn. There is a further decked area at the end of the garden with views over the meadows.



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## Cross Street, Sudbury

- No onward chain
- Some residents permit parking available in nearby car park
- Three bedrooms
- Spacious accommodation over three floors
- Meadow views

Tenure: Freehold EPC Rating: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110650 - 0002

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