

**Cross Street, Sudbury CO10 2DP** 

william h brown

## 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

Council Tax Band: B

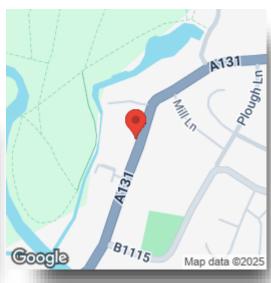
offers in the region of

£290,000









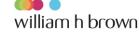
Please note the marker reflects the postcode not the actual property

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Property Ref: SUD110650 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures 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





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