

The Street, Middleton, Sudbury CO10 7LW

## welcome to

## The Street, Middleton, Sudbury

Set within this highly regarded semi rural location is this deceptively spacious three double bedroom detached home with spacious and well presented accommodation throughout that is enhanced with a beautiful garden with studio/office in, off road parking and garage.













#### **Boot Room**

9' 8" x 7' 8" ( 2.95m x 2.34m )

Entrance Door. double aspect windows. Stable door leading to garden. Stainless steel sink and drainer unit. Plumbing for washing machine. Radiator. Door leading to inner hall and:-

#### Cloakroom

Window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

#### **Inner Hall**

Airing cupboard. Storage cupboard. Opening onto:-

#### Kitchen

12' x 12' ( 3.66m x 3.66m )

Double aspect double glazed windows. Fitted kitchen with a range of matching wall and base units over areas of granite work surface. Space housing range cooker with hood over. Space for appliances. Radiator. Door leading to dining room opening on to garden room and door to:

## Lounge

17' 7" x 11' 7" ( 5.36m x 3.53m )

Two windows to front aspect. Fireplace housing inset multi fuel burner. Stairs rising to first floor. Two radiators. Arched entry to:-

## **Dining Room**

12' 1" x 12' (3.68m x 3.66m)

Double glazed window to rear aspect. Radiator.

### **Garden Room**

12' 5" x 8' 8" ( 3.78m x 2.64m )

Dual aspect double glazed windows. Double glazed french doors leading to garden. Velux window. Radiator.

### Landing

Access to loft, large storage cupboard.

#### **Bedroom One**

11' 6" x 11' 6" ( 3.51m x 3.51m ) Window to front aspect. Radiator.

#### **Ensuite**

Window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

#### **Bedroom Two**

12' 1" x 12' 1" max ( 3.68m x 3.68m max )
Window to rear aspect. Built in wardrobes. Radiator.

### **Bedroom Three**

12' 1" x 12' 1" max ( 3.68m x 3.68m max ) Double aspect windows. Radiator.

#### **Bathroom**

11' 7" x 6' 4" ( 3.53m x 1.93m )

Window to front aspect. Suite comprising low level WC, wash hand basin, bidet, bath with mixer tap and shower over and shower cubicle. Heated towel rail.

#### **Front Garden**

A gravel driveway leads to the detached garage.

#### Rear Garden

The rear garden commences with a decked seating terrace, with the remainder predominantly laid to lawn with mature shrubs. To the side of the property is an area with a shed, oil tank and boiler. Door leading to garage.

## Office / Studio

15' 6" max x 9' 8" ( 4.72m max x 2.95m )
Double glazed windows to two aspects. Double glazed french doors. Power and light connected.
Shower Room with double glazed window, suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan.

#### What3words

climbing.works.profited





## welcome to

## The Street, Middleton, Sudbury

- Detached cottage
- Three double bedrooms
- Beautiful garden
- Studio/home office in garden
- Two spacious reception rooms and garden room

Tenure: Freehold EPC Rating: F

Council Tax Band: E

# £625,000









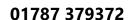
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110785



Property Ref: SUD110785 - 0004 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

Sudbury@williamhbrown.co.uk



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



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.