



Aubrey Drive, Sudbury CO10 1PY

welcome to

Aubrey Drive, Sudbury

NO ONWARD CHAIN Set within a popular part of Sudbury is this three bedroom semi detached home that benefits from spacious accommodation, including a large lounge and conservatory. The property is further enhanced with a garage and parking.



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.

Kitchen

10' 8" x 7' 8" (3.25m x 2.34m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink with mixer tap set into quartz worktop. Integral oven with hob and extractor over. Integral fridge/freezer, integral wine cooler and microwave. Radiator.

Lounge / Diner

16' 8" max x 13' 11" (5.08m max x 4.24m)

Double glazed window and double glazed patio doors leading to conservatory. Understairs storage cupboard, radiator.

Conservatory

9' 8" x 8' 8" (2.95m x 2.64m)

Double glazed windows to three aspects. Double glazed french doors leading to garden. Radiator.

Landing

Access to loft. Doors leading to bedrooms and bathroom.

Bedroom One

11' 7" max x 10' 8" (3.53m max x 3.25m)

Two double glazed windows to front aspect. Storage cupboard.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail.

Bedroom Two

10' 8" x 8' 1" (3.25m x 2.46m)

Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Three

8' 10" x 5' 7" (2.69m x 1.70m)

Double glazed window to rear aspect. Built in wardrobe, radiator.

Bathroom

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

Front Garden

A driveway leads to the garage and the remainder is predominately laid to block paving.

Rear Garden

The property enjoys a corner plot style garden and has a large patio seating area, with the remainder predominantly laid to artificial lawn.



view this property online williamhbrown.co.uk/Property/SUD110825



welcome to

Aubrey Drive, Sudbury

- Three bedrooms
- Master with ensuite
- Conservatory extension
- Garage with power and lighting
- No onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110825



Property Ref:
SUD110825 - 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 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