



Queens Court, Queens Close, Sudbury CO10 1US

welcome to

Queens Court, Queens Close, Sudbury

NO ONWARD CHAIN Set in a quiet location yet giving easy access to everything that Sudbury has to offer is this detached home, offering flexible and spacious accommodation, including three bedrooms, and further enhanced with front and rear gardens, garage and parking.



Entrance Hall

Stairs rising to first floor. Understairs storage cupboard, radiator. Doors leading to:-

Bedroom One

10' 5" max x 9' 8" max (3.17m max x 2.95m max)
Double glazed window to front aspect. Radiator,
Built in wardrobe with storage cupboard. Door leading to:-

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Heated towel rail, storage cupboard with sliding doors.

Dining Room

11' 8" x 8' 1" (3.56m x 2.46m)
Glazed double doors to front aspect, doors leading to lounge and entry to:-

Kitchen

11' 8" x 7' 11" (3.56m x 2.41m)
Double glazed window and stable door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Integral double oven with ceramic hob and hood over. Integral dishwasher, wall mounted central heating boiler. Storage cupboard housing washing machine. Radiator.

Lounge

16' 3" + bay x 12' 5" (4.95m + bay x 3.78m)
Double glazed window to rear aspect and double glazed door with full height panelled window to front aspect. Feature fireplace, radiator.

Galleried Landing

Stairs rising from entrance hall. Large airing cupboard, access to loft, radiator. Doors leading to:-

Bedroom Two

12' 1" + recess x 12' 4" max (3.68m + recess x 3.76m max)
Double glazed windows to front and rear aspects. Two built in wardrobes. Radiator.

Bedroom Three

11' 11" + recess x 9' 9" (3.63m + recess x 2.97m)
Double glazed windows to front and rear aspects. Two built in wardrobes. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and panelled bath with handrail and mixer tap. Heated towel rail, shaver point.

Front Garden

The split level front garden is mainly laid to paving slabs. Brick wall to boundary.

Rear Garden

The rear garden is predominantly laid to stone chippings with a brick wall to the boundary. Rear and front gate access.

Outbuilding

13' 11" x 5' 1" (4.24m x 1.55m)
Window. Power and light connected.



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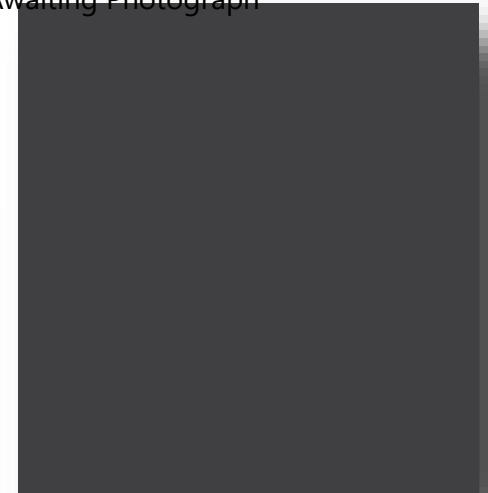
- Three bedrooms
- No onward chain
- New boiler installed March 2024
- Open plan kitchen/living
- Spacious lounge

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£325,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110911 - 0003

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