



Burkitts Lane, Sudbury CO10 1HB

welcome to Burkitts Lane, Sudbury

- No onward chain
- Town Centre Location
- Two Double Bedrooms
- Two Reception Rooms
- Private Garden

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

£190,000

Entrance Hall

Door to front aspect, stairs rising to first floor.

Lounge

12' 2" x 10' 4" (3.71m x 3.15m)
Double glazed sash window to front aspect. Fireplace with inset gas fire, radiator.

Dining Room

12' 2" x 11' 4" max (3.71m x 3.45m max)
Double glazed sash window to rear aspect. Built in storage cupboard, understairs cupboard, radiator.

Kitchen

9' 5" x 7' 4" (2.87m x 2.24m)
Two windows to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl, space for appliances. Opening onto:-

Utility Room

Window to rear aspect and door leading to garden. Plumbing for washing machine.

Landing

Stairs rising from entrance hall, doors leading to bedrooms and bathroom.

Bedroom One

14' 1" x 12' (4.29m x 3.66m)
Two double glazed windows to front aspect. Built in wardrobe, radiator.

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)
Double glazed window to rear aspect. Built in wardrobe, radiator.

Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle. Storage cupboard, radiator.

Rear Garden

The low maintenance rear garden is predominantly laid to block paving with beds to borders. Rear gate access.



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Property Ref:
SUD110952 - 0006

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