



Pinecroft Rise, Sudbury CO10 7PA

welcome to

Pinecroft Rise, Sudbury

Set within a highly regarded part of Sudbury is this extremely spacious three double bedroom detached home with large lounge/diner and that benefits from a ground floor W.C, private garden, off road parking and garage.



Entrance Hall

Double glazed door to front aspect. Double glazed window to side aspect. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge / Diner

25' 1" max x 14' 1" max (7.65m max x 4.29m max)
Double glazed window to front aspect. Double glazed french doors to rear aspect. Two radiators.

Kitchen

11' 8" x 8' 7" (3.56m x 2.62m)
Double glazed window to rear aspect and double glazed door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Space for appliances. Radiator.

Landing

Double glazed window to side aspect. Storage cupboard. Access to loft via ladder.

Bedroom One

12' 2" x 11' 9" + wardrobes (3.71m x 3.58m + wardrobes)
Double glazed window to rear aspect. Full length fitted wardrobes. Radiator.

Bedroom Two

12' 9" x 8' 4" (3.89m x 2.54m)
Double glazed window to front aspect. Radiator.

Bedroom Three

9' 6" x 9' 5" + recess (2.90m x 2.87m + recess)
Double glazed window to front aspect. Overstairs cupboard. Radiator.

Bathroom

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

Rear Garden

The rear garden commences with a decked terrace. The rest is predominantly laid to block paving and has a large shed, outside tap and outside light. Side gate access. Door to garage.

Garage

17' 2" x 9' 5" (5.23m x 2.87m)
Double doors to front aspect and set of double doors leading to garden. Power and light connected. Pitched roof.



view this property online williamhbrown.co.uk/Property/SUD110975



welcome to

Pinecroft Rise, Sudbury

- Three double bedrooms
- Detached home
- Off road parking and Garage
- Ground floor W.C
- Private rear garden

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

offers in excess of

£355,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110975



Property Ref:
SUD110975 - 0005

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