



Brundon Lane, Sudbury CO10 7HN

welcome to

Brundon Lane, Sudbury

GARAGE & PARKING Spacious and well presented three bedroom semi detached in a non-estate position within a popular part of Sudbury. The property offers two reception rooms and is enhanced with a private rear garden, garage and parking.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

Lounge

16' 5" x 11' (5.00m x 3.35m)

Double glazed window to front aspect. Fireplace housing gas fire. Radiator. Door leading to:-

Dining Room

10' 7" x 10' 6" (3.23m x 3.20m)

Double glazed french doors to rear aspect. Radiator. Door leading to:-

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to rear aspect. Double glazed door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances.

Landing

Access to loft. Cupboard housing central heating boiler.

Bedroom One

13' 1" x 9' 8" (3.99m x 2.95m)

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

Bedroom Two

11' 9" + recess x 10' 2" (3.58m + recess x 3.10m)

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

Bedroom Three

9' 11" x 7' 8" (3.02m x 2.34m)

Double glazed window to front aspect. Radiator.

Bathroom

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

Front Garden

The front garden is predominantly laid to lawn with a pathway leading to the front door.

Rear Garden

The rear garden commences with a patio seating area, and the remainder is laid to shingle and lawn. Side access. Door leading to garage.

Garage

8' 4" x 8' 4" (2.54m x 2.54m)

Up and over door. Power and light connected. Parking in front. Garage and driveway access from Bulmer Road.



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Brundon Lane, Sudbury

- Three bedrooms
- Semi-detached
- Garage
- Parking
- Two reception rooms

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

offers in excess of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD111084 - 0004

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