



**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**



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Property Ref:  
SUD111084 - 0004

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Please note the marker reflects the postcode not the actual property



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