

Thomas West Court, Sudbury CO10 7FR

welcome to

Thomas West Court, Sudbury

NO ONWARD CHAIN Occupying a generous corner plot with beautiful meadow views is this modern three bedroom home with spacious lounge and kitchen/diner. The property is further enhanced with off road parking.













Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Understairs cupboard. Radiator.

Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Kitchen

Double glazed window to front aspect with views over the meadow. Fitted kitchen with a range of matching wall and base units. Stainless steel sink and drainer unit with one and a half bowl. Space for appliances Integral oven with hob and hood over. Central heating boiler. Radiator.

Landing

Access to loft. Storage cupboard.

Bedroom One

Two double glazed windows to front aspect with views over the meadow. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Shaver point, heated towel rail, extractor fan.

Rear Garden

The rear garden commences with a large paved seating terrace with a gate leading to the parking. The remainder is predominantly laid to lawn.





welcome to

Thomas West Court, Sudbury

- Three bedrooms
- Modern end of terrace home
- Corner plot garden
- Still covered by builders warrinty
- Spacious lounge

Tenure: Freehold EPC Rating: B

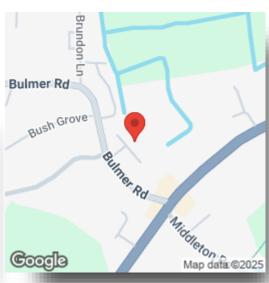
Council Tax Band: C

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111128



Property Ref: SUD111128 - 0002 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.

nbria





william h brown

Sudbury@williamhbrown.co.uk

23-24 Market Hill, SUDBURY, Suffolk, CO10 2FN

williamhbrown.co.uk

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.