



Manor Road, Sudbury CO10 1PB

welcome to

Manor Road, Sudbury

- Three bedrooms
- Semi detached
- Well presented throughout
- Walking distance of Ormiston Academy
- Off road parking for two vehicles

Tenure: Freehold EPC Rating: C

£300,000

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Entrance Hall

Double glazed door and window to front aspect. Stairs rising to first floor, radiator.

Dining Room / Bedroom Three

11' 5" x 9' 10" (3.48m x 3.00m)
Double glazed window to front aspect.
Radiator.

Lounge

15' 9" x 11' 5" (4.80m x 3.48m)
Bi-fold doors leading to garden.
Understairs cupboard, radiator.

Kitchen

11' 4" x 5' 1" (3.45m x 1.55m)
Double glazed window to rear aspect.
Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Integral oven and hob with extractor over. Space for appliances.

Utility Room

8' 11" x 5' 1" (2.72m x 1.55m)
Double glazed window to front aspect and double glazed door to side aspect. Central heating boiler, plumbing for washing machine, storage cupboard, radiator.

Landing

Access to loft, airing cupboard.

Bedroom One

11' x 10' 5" (3.35m x 3.17m)
Double glazed window to front aspect.
Two built in wardrobes and built in storage overstairs.

Bedroom Two

12' 10" x 9' 5" (3.91m x 2.87m)
Double glazed window to rear aspect.
Radiator.

Bedroom Four

8' 3" x 8' (2.51m x 2.44m)
Double glazed window to rear aspect.
Built in wardrobe. Radiator.

Bathroom

Double glazed window to front aspect.
Suite comprising vanity wash hand basin and bath with shower over.
Heated towel rail.

Cloakroom

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

Rear Garden

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn. Shed to rear.



Property Ref:
SUD109608 - 0003

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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