

Mountbatten Road, Sudbury CO10 1YY

william h brown

welcome to

Mountbatten Road, Sudbury

Set within a popular part of Sudbury is this extremely well presented three bedroom home, offering spacious accommodation, including a large kitchen, lounge and beautiful garden room. The property is enhanced with a private rear garden, garage and parking.













Entrance Hall

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

Cloakroom

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

Kitchen

14' 10" x 9' 5" (4.52m x 2.87m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface, with matching breakfast bar. Stainless steel sink and drainer unit with one and a half bowl. Space for appliances including American fridge/freezer range style oven. Large storage cupboard, radiator.

Lounge

15' 10" x 11' 1" (4.83m x 3.38m) Radiator. Opening onto:-

Garden Room

14' 5" x 8' 8" (4.39m x 2.64m)

Double glazed widows to three aspects. Double glazed french doors leading to garden. Radiator.

Landing

Sun Pipe. Large cupboard housing combination boiler and radiator, additional storage cupboard. Radiator.

Bedroom One

12' 6" + wardrobes x 9' 3" (3.81m + wardrobes x 2.82m) Double glazed window to front aspect. Built in wardrobes, radiator.

Bedroom Two

12' 6" x 8' 6" ($3.81m \times 2.59m$) Double glazed window to rear aspect. Built in wardrobes, radiator.

Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m) Double glazed window to rear aspect. Built in wardrobes, radiator.

Bedroom Three

9' 11" x 6' 10" (3.02m x 2.08m) Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Front Garden

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

Rear Garden

The low maintenance rear garden has areas of patio and artificial lawn. Outside tap.

Garage

16' x 8' 3" (4.88m x 2.51m) Electric roller doors. Power and light connected. Parking to the front.





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Mountbatten Road, Sudbury

- Spacious lounge and garden room
- Ground floor cloakroom
- Garage with power connected
- Off road parking
- Extremely well presented

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111032



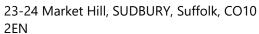
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