



**Mountbatten Road, Sudbury CO10 1YY**

**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 x 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

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Property Ref:  
SUD111032 - 0002

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