





£635,000

Little Croft
Rectory Road
Middleton, Sudbury
Suffolk
CO10 7LN

EPC Rating 'E'

ENTRANCE HALL

17' x 4' (5.18m x 1.22m)

Door to front elevation, under stairs cupboard, radiator, stairs to first floor, doors giving access to:

BEDROOM 2

12' 8" x 12' (3.86m x 3.66m)

Window to front elevation, full width fitted wardrobes, radiator.

BEDROOM 3

11' 3" x 10' (3.43m x 3.05m)

Window to rear elevation, radiator.

SHOWER ROOM

Large shower cubicle, pedestal wash hand basin, low level WC, shaver point, ladder radiator,

LOUNGE

19' 5" x 16' 9" (5.92m x 5.11m)





Large bay window to front elevation, open brick fire place with enclosed fire, four radiators, wall light points, glazed door to:

DINING ROOM

20' 6" x 9' 4" (6.25m x 2.84m)

Window to side elevation, French windows to rear garden, radiator, glazed door to:

KITCHEN/BREAKFAST ROOM

20' x 10' 7" (6.1m x 3.23m)

A large working kitchen with AGA and separate slot in electric cooker benefitting from solid wood worktops to two walls with inset Butler sink, space for dishwasher, good range of drawers and cupboards with matching wall mounted cupboards incorporating two glazed display cabinets, useful and fully shelved larder cupboard, return door to entrance hall and stable door to:

UTILITY ROOM

7' x 7' 4" (2.13m x 2.24m)

Single drainer stainless steel sink with matching drainer, Grant floor mounted oil fired boiler, fitted water softener, space for washing machine and tumble dryer, window to rear elevation, glazed door to garden.

FIRST FLOOR

MASTER BEDROOM

16' x 11' 6" (4.88m x 3.51m)

Window to side, Velux windows to rear, radiator, large double wardrobe.

LANDING

Doors giving access to:

BATHROOM

9' 9" x 5' 9" (2.97m x 1.75m)

Comprising inset bath within tiled surround and mixer taps and hand held shower, low level WC pedestal wash hand basin, fully tiled flooring, Velux window to rear elevation, large flush wall mirror, ladder radiator.

FIRST FLOOR CLOAKROOM

Window to rear elevation, low level WC and wash hand basin.

GARDENS

The property is set well back from this quite country lane benefiting from a brick paved driveway giving access to the main house and garage providing excellent parking facilities. The remaining front garden is lawn with dual side access to the large rear garden and patio area. The majority of the gardens are laid to lawn with open views to both front and rear elevations.

GARAGE

30' x 11' 6" (9.14m x 3.51m)

Up and over door to front, windows to side, double doors to rear, personal door to side.



Tenure: Freehold

Council Tax Band E

Local Authority: Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Sudburys

1 Borehamgate
King Street
Sudbury
Suffolk
CO10 2EG

Contact Us

www.sudburys.co.uk
email@sudburys.co.uk
01787 374437

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