





£312,000 Freehold

Hillside Road

Sudbury

CO10 2SA

EPC Rating 'D'

A three bedroom end terraced property presented clean and tidy (but would benefit from updating and modernisation), offering gardens, a detached double garage with parking for vehicles to the front, and NO CHAIN.



ENTRANCE HALL

Stairs to landing, radiator, double glazed window to the front. Timber door to

LOUNGE

13' 5" max x 11' 11" max (4.09m x 3.63m)
Georgian style fireplace with gas fire with marble style inlay and hearth, radiator, double glazed bay window to the front. Walkthrough to



DINING ROOM

8' 2" x 7' 11" (2.49m x 2.41m)

Double glazed double doors to the rear garden.
Archway to

KITCHEN

10' 9" x 8' 2" (3.28m x 2.49m)

Inset raised enamel sink with mixer tap to work surface with storage cupboards beneath. Adjoining and opposite further work surfaces with storage cupboards and drawers beneath, wall mounted cabinets, radiator, wall mounted gas boiler (in need of replacement), double glazed window and door to the rear. Archway to

FURTHER STORAGE AREA

5' 5" x 2' 11" (1.65m x 0.89m)

Timber worktop with storage cupboards beneath, display shelving, double glazed window to the rear.

LANDING

Built in airing cupboard, access to loft space, double glazed window to the rear. Timber doors to

BEDROOM 1

11' 11" x 11' 2" max (3.63m x 3.4m)

Built in wardrobes, radiator, double glazed window to the front.

BEDROOM 2

9' 11" x 9' 10" max plus door recess (3.02m x 3m)

Built in storage cupboard, double glazed windows to the front and side.

BEDROOM 3

8' 7" max x 8' 3" (2.62m x 2.51m)

Radiator, double glazed window to the rear.

SHOWER ROOM

Shower basin with wall mounted shower with screen door, low level wc, wash hand basin with storage cupboards under, chrome heated towel rail, recessed ceiling lighting, frosted double glazed window to the rear.

OUTSIDE

Decking abuts the rear of the property leading to paved patio with ornamental fish pond along with brick outbuilding which is ideal for storage etc. From the patio, steps up lead to grass with inset and surrounding flower and shrub beds. To one side is further paving with open plan summer room, ideal for garden furniture. To one side of the garage is a further glazed garden room. There is access via a side gate, leading to the front garden, with shrubs and low hedging along with independent driveway (providing parking for two vehicles) leading to

DETACHED BRICK BUILT DOUBLE GARAGE with two up and over doors, power and lighting, loft storage space, window to the rear along with personal door to the side.



Tenure: Freehold

Council Tax Band B

Local Authority: Babergh 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



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