





Hilltop, Waldingfield Road, Sudbury CO10 0GN

william h brown

welcome to

Hilltop, Waldingfield Road, Sudbury

This well presented three bedroom semi detached home offers spacious and flexible accommodation over three floors, including a beautiful kitchen/diner and spacious lounge. The property is further enhanced with off road parking and a private rear garden.

Entrance Hall
Door to front aspect. Stairs rising to first floor. Understairs cupboard. Radiator

Cloakroom
Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Lounge
Double glazed window to front aspect. Duble glazed french doors to rear aspect. Radiator. Opening onto:-

Dining Room
Double glazed french doors leading to garden. Radiator.

Kitchen
Double glazed bay window to front. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with inset hob and extractor over. Integral fridge/freezer and dishwasher, plumbing for washing machine. Radiator.

Landing
Double glazed window to side aspect. Doors leading to bedrooms one, three and bathroom. Stairs rising to second floor. Airing cupboard.

Bedroom One
Double glazed window to front aspect. Double built in wardrobe. Radiator.

Ensuite
Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

Bedroom Three
Double glazed window to rear aspect. Radiator.

Bathroom
Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Second Floor Landing
Door leading to bedroom two.

Bedroom Two
Double glazed window to rear aspect. Eaves storage. Radiator.

Front Garden
Two parking spaces.

Rear Garden
The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with a further patio and shed to the rear.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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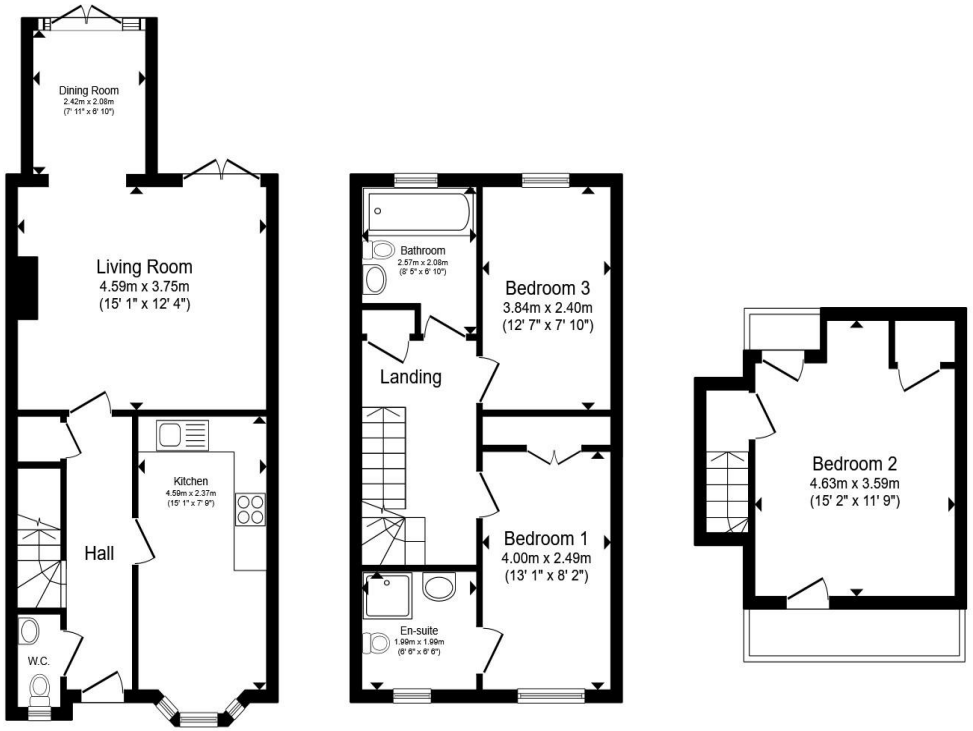
Hilltop, Waldingfield Road, Sudbury

- Three bedrooms
- Semi detached town house
- Highly regarded location
- Beautiful Kitchen/diner
- Spacious lounge/diner

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£325,000



Total floor area 101.9 m² (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111360 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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