





Brundon Lane, Sudbury CO10 7HN

william h brown

welcome to

Brundon Lane, Sudbury

GARAGE & PARKING Spacious and well presented three bedroom semi detached in a non-estate position within a popular part of Sudbury. The property offers two reception rooms and is enhanced with a private rear garden, garage and parking.

Entrance Hall
Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

Lounge
16' 5" x 11' (5.00m x 3.35m)
Double glazed window to front aspect. Fireplace housing gas fire. Radiator. Door leading to:-

Dining Room
10' 7" x 10' 6" (3.23m x 3.20m)
Double glazed french doors to rear aspect. Radiator. Door leading to:-

Kitchen
11' 3" x 8' 8" (3.43m x 2.64m)
Double glazed window to rear aspect. Double glazed door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances.

Landing
Access to loft. Cupboard housing central heating boiler.

Bedroom One
13' 1" x 9' 8" (3.99m x 2.95m)
Double glazed window to rear aspect. Built in wardrobe, radiator.

Bedroom Two
11' 9" + recess x 10' 2" (3.58m + recess x 3.10m)
Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Three
9' 11" x 7' 8" (3.02m x 2.34m)
Double glazed window to front aspect. Radiator.

Bathroom
Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

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

Rear Garden
The rear garden commences with a patio seating area, and the remainder is laid to shingle and lawn. Side access. Door leading to garage.

Garage
8' 4" x 8' 4" (2.54m x 2.54m)
Up and over door. Power and light connected. Parking in front. Garage and driveway access from Bulmer Road.

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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welcome to

Brundon Lane, Sudbury

- Three bedrooms
- Semi-detached
- Garage
- Parking
- Two reception rooms

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

offers in excess of

£290,000



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.focalagent.com

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The Property Ombudsman

Property Ref:
SUD111084 - 0008

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