



Overing Avenue, Great Waldingfield, Sudbury CO10 0RJ

welcome to

Overing Avenue, Great Waldingfield, Sudbury

A two bedroom semi-detached house, situated in a popular part of Great Waldingfield. This well presented property offers a ground floor cloakroom and has a carport.



Entrance Hall

Double glazed door and window to front aspect.
Stairs rising to first floor, radiator.

Cloakroom

Suite comprising low level WC and wash hand basin.
Extractor fan, radiator.

Kitchen

9' 3" x 7' 11" (2.82m x 2.41m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Space for appliances. Central heating boiler, radiator.

Lounge

14' 11" x 9' 9" max (4.55m x 2.97m max)

Double glazed window to rear aspect and double glazed french doors leading to garden. Storage cupboard, radiator.

Landing

Airing cupboard. Access to loft.

Bedroom One

14' 11" x 7' 10" (4.55m x 2.39m)

Two double glazed windows to rear aspect. Built in wardrobe, radiator.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

Double glazed window to front aspect. Radiator.

Newly Fitted Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Rear Garden

The rear garden commences with a patio seating area. There is an area of lawn with well stocked beds. Rear gate leads to a pathway that in turn leads to the parking area. Power points, outside tap.



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Overing Avenue, Great Waldingfield, Sudbury

- Two bedrooms
- Semi-detached
- Ground floor cloakroom
- Enclosed rear garden
- Carport

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

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110891 - 0003

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