

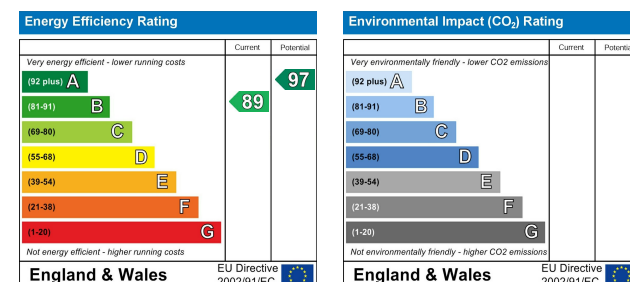
**24 Ridley road
Sudbury, Suffolk CO10 0ZL
£272,500**

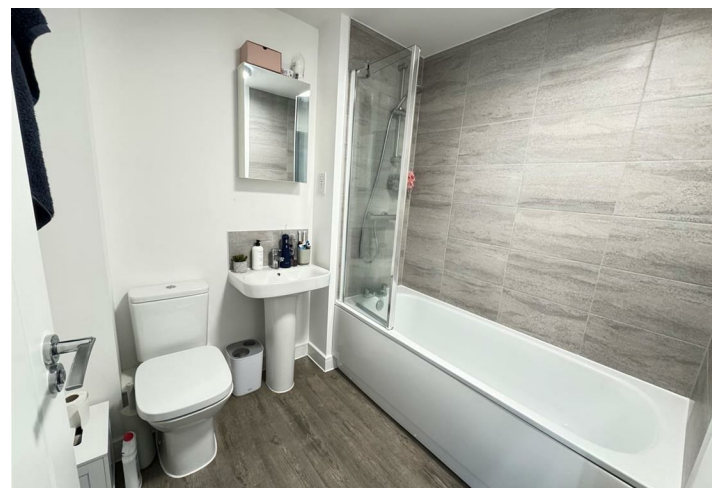
- Spacious 2 Bedroom Home
- Open Plan Living Space 26'5 x 17'
- Cloakroom
- Quality Kitchen Area
- Bathroom/wc
- 40' Rear Garden
- Garage & Parking
- Overlooking Open Space,
- Must Be Viewed Internally
- Immaculate Throughout



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***** IMMACULATE 2 BEDROOM HOME WITH GARAGE *****

We are delighted to offer for sale this beautifully presented, newly built two-bedroom home, ideally located overlooking a designated open green space. The property offers well-balanced accommodation and is perfect for first-time buyers, downsizers, or investors.

The entrance lobby welcomes you into the home and includes a useful utility cupboard and a convenient cloakroom. The ground floor features an impressive 27-foot open-plan living area, with a spacious lounge and a modern fitted kitchen—ideal for everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms and a stylish, high-quality family bathroom, providing comfortable and contemporary living space.

Outside, the property boasts a delightful 40-foot rear garden, mainly laid to lawn with a patio area—perfect for outdoor dining or relaxing. A rear gate leads directly to a private garage and an allocated parking space.

This attractive home is located within a popular and well-regarded development, close to a range of local amenities and offering easy access to Sudbury. The town centre features a variety of High Street shops, cafés, and restaurants, as well as a mainline railway station with direct links to London.

With its excellent condition, desirable location, and practical layout, this home is ready to move into and would suit a range of buyers. Early internal viewing is strongly recommended.

ACCOMMODATION

ENTRANCE LOBBY

UPVC double glazed door & window to front, vinyl floor double cupboard with plumbing for washing machine & wall mounted boiler,

CLOAKROOM/WC

UPVC double glazed window to front, white suite comprising low level wc, pedestal wash hand basin with splash back tiling, vinyl flooring, radiator, extractor fan

OPEN PLAN LIVING SPACE 26'5 x 17' (8.05m x 5.18m)

LOUNGE AREA: 15' 17' UPVC double glazed windows & French doors overlooking and leading to the rear garden, vinyl flooring, provision for wall mounted tv, radiator, power points,

KITCHEN AREA: 11'7 X 8'5 Fitted with a contemporary range of light grey eye level & base level units, contrasting worktops incorporating 1.5 stainless steel sink drainer with mixer taps, AEG gas hob with extractor fan, AEG electric oven, worktop lighting, vinyl flooring, electric skirting radiator, power points,

FIRST FLOOR LANDING

Access to loft space, radiator, power points,

BEDROOM 1 14'2 x 13'1 (4.32m x 3.99m)

UPVC double glazed window to rear, fitted wardrobes to one wall, radiator, power points,

BEDROOM 2 17'1 x 10' (5.21m x 3.05m)

UPVC double glazed window to front, fitted cupboard, radiator, power points

BATHROOM

Quality white suite comprising panelled bath with thanatotic controlled shower with fitted glazed screen, low level wc, pedestal wash hand basin, part tiled walls chrome heated towel rail, vinyl floor, extractor fan, extractor fan

OUTSIDE

REAR GARDEN 40' (12.19m)

Paved patio leading to lawn, timber shed, tap rear access leading to the garage

GARAGE

Up and over door to front, parking to front of the garage