



Gloucester Way, Sudbury CO10 1LW



welcome to

Gloucester Way, Sudbury

NO ONWARD CHAIN Set within a highly regarded location is this detached home offering flexible and spacious accommodation throughout, including a lounge, dining room and study/ground floor bedroom. and is enhanced with a private garden, garage and parking.



Entrance Hall

Double glazed door and double glazed window to front aspect. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

Dining Room

Double glazed door leading to garden. Storage cupboard, radiator.

Kitchen

Double glazed door to side aspect. 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 extractor over.. Space for appliances. Central heating boiler.

Lounge

Double glazed windows to rear and side aspects. Fireplace housing gas fire. Two radiators.

Study/Bedroom Three

Double glazed windows to front and rear aspects. Radiator.

Landing

Double glazed window to rear aspect. Airing cupboard.

Bedroom One

Double glazed windows to front and rear aspects. Radiator.

Bedroom Two

Double glazed windows to front and rear aspects. Radiator.

Bathroom

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

Front Garden

A block paved driveway leads to the garage. The remainder is predominantly laid to lawn with mature trees.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with shrubs and beds to borders. Side gate access. Door leading to garage.

Garage

Up and over door. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD111348



welcome to

Gloucester Way, Sudbury

- No onward chain
- Two/Three bedrooms
- Detached home
- Two spacious reception rooms
- Study/Ground floor bedroom

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

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111348



Property Ref:
SUD111348 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk