

Heath Estate, Great Waldingfield, Sudbury CO10 0TZ

welcome to

Heath Estate, Great Waldingfield, Sudbury

NO ONWARD CHAIN Set within a popular cul-de-sac is this three bedroom detached bungalow. The property offers spacious and flexible accommodation, and is further enhanced with a private rear garden, off road parking and a garage.













Entrance Porch

Double glazed entrance door. Door leading to:-

Entrance Hall

Access to loft.

Lounge

Double glazed window to side aspect and double glazed patio doors leading to garden. Radiator.

Kitchen

Double glazed window to side aspect and door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Airing cupboard and cupboard housing central heating boiler. Space for appliances.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed windows to front and side aspects. Radiator.

Bedroom Three

Double glazed window to side aspect. Radiator.

Wet Room

Double glazed window to side aspect. Suite comprising wash hand basin and shower. Wet room flooring. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC.

Front Garden

A driveway leads to the garage and the remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with beds to borders.

Garage

16' 7" x 8' 8" (5.05m x 2.64m)
Up and over door. Power and light connected.
Window and door to rear aspect.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





welcome to

Heath Estate, Great Waldingfield, Sudbury

- Detached bungalow
- Three bedrooms
- Driveway parking
- Garage
- No onward chain

Tenure: Freehold EPC Rating: C

Council Tax Band: C

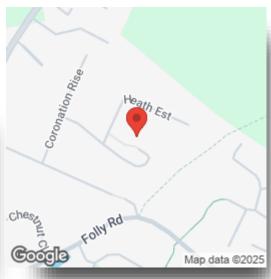
offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111103



Property Ref: SUD111103 - 0002

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.



01787 379372



william h brown

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



