





Cann Close, Sudbury, CO10 1YA

william h brown

welcome to

Cann Close, Sudbury

GUIDE PRICE £500,000 TO £525,000 Set within this highly regarded close on the edge of this modern development is this executive four bedroom & two en-suite detached home with two spacious reception rooms & stunning kitchen/diner that is enhanced with ample parking and detached double garage.

Entrance Hall
Double glazed entrance door, Stairs to first floor landing, radiator and storage cupboard.

Cloakroom
Wash hand basin, W.C and Radiator

Lounge
Double glazed bay window to front aspect and double glazed French doors to conservatory. Radiator.

Dining Room
Double glazed bay window to front aspect, Radiator. Door to kitchen/diner.

Kitchen / Diner
Dual aspect double glazed windows to rear and side aspects, with double glazed French doors to conservatory. Kitchen comprising of sink and drainer unit set in to worktops with a range of matching base and eye level units. Door to:-

Utility Room
Matching units and worktops incorporating a single drainer stainless steel sink unit. Water softener. Plumbing for washing machine. Double glazed door to rear garden.

Landing
Linen cupboard and doors to:-

Bedroom One
Double glazed window to side aspect, two double built in wardrobes, radiator and door to:-

En-Suite
Double glazed window to side aspect, Shower cubical, Wash hand basin, W.C, extractor fan and radiator.

Bedroom Two
Double glazed window to front aspect, double built in wardrobe, radiator and door to:-

En-Suite
Double glazed window to front aspect, Shower cubical, Wash hand basin, W.C, extractor fan and radiator.

Bedroom Three
Double glazed window to front aspect, double built in wardrobe, radiator.

Bedroom Four
Double glazed window to rear aspect, double built in wardrobe, radiator., loft access.

Bathroom
Double glazed window to rear aspect, shower cubicle, bath with mixer taps and shower attachment, wash hand basin and WC. Radiator, extractor fan.

Frontage
Block paved driveway providing ample parking that leads to a set of double gates that open to further parking and in turn lead to the detached double garage.

Rear Garden
Patio seating terrace with the remainder mainly laid to lawn, door to double garage









Detached Double Garage
Up and over door, power and light connected.

Agent 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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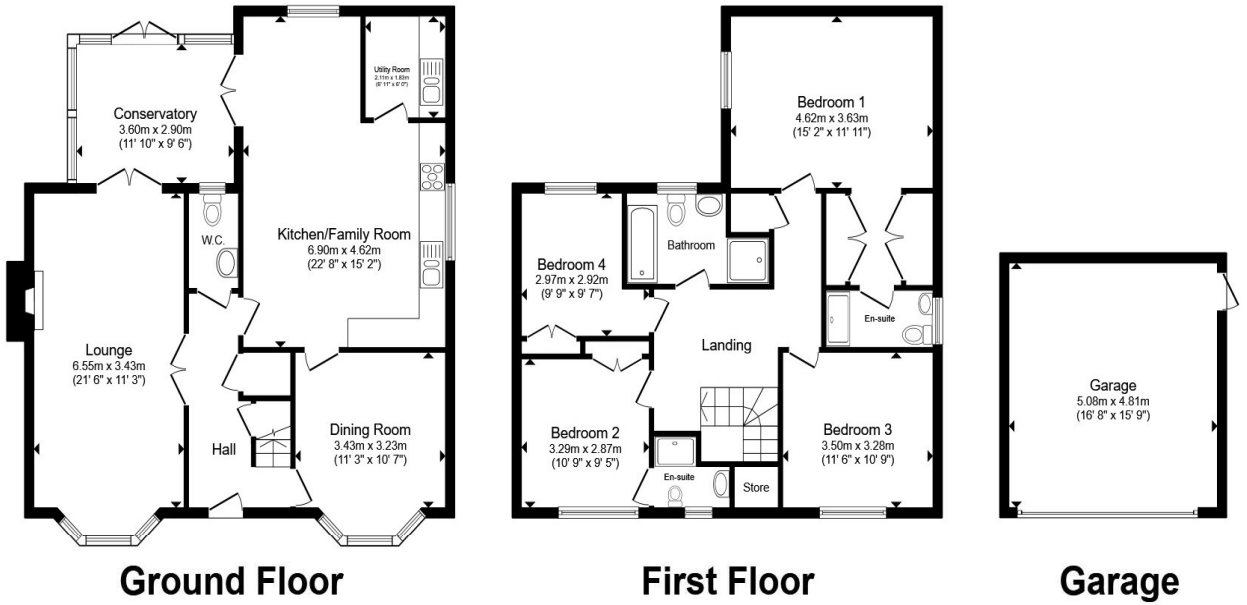
Cann Close, Sudbury

- Four bedrooms
- Executive detached home
- Two en-suites, family bathroom and ground floor W.C
- Detached double garage
- Highly regarded location

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

guide price

£500,000



Total floor area 195.6 m² (2,105 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
SUD111616 - 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.

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