



Head Way, Sudbury CO10 1YB

welcome to

Head Way, Sudbury

Set overlooking an area of greensward within a popular modern development is this four bedroom home offering well presented accommodation over three floors, including refitted kitchen/diner and spacious lounge. The property is further enhanced with off road parking.

Entrance Hall

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

Cloakroom

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

Kitchen

Double glazed bay window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven with hob and extractor over. Integral dishwasher and fridge/freezer. Central heating boiler, radiator.

Lounge

Double glazed French doors leading to garden and double glazed window to rear aspect. Radiator.

First Floor Landing

Stairs rising to second floor. Airing cupboard. Large storage cupboard. Doors leading to bedrooms two, three, four and bathroom.

Bedroom Two

Double glazed window to rear aspect. Double built in wardrobe. Radiator.

Bedroom Three

Double glazed window to front aspect. Double built in wardrobe. Radiator.

Bedroom Four

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite

comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Second Floor Landing

Door leading to Bedroom One. Radiator.

Bedroom One

Double glazed window to front aspect. Velux to rear aspect. Double built in wardrobe. Two radiators.

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Shaver point, extractor fan.

Rear Garden

The rear garden commences with a patio area. The remainder is predominantly laid to lawn with a further seating area to the rear. Gate leading to parking.

Agent's 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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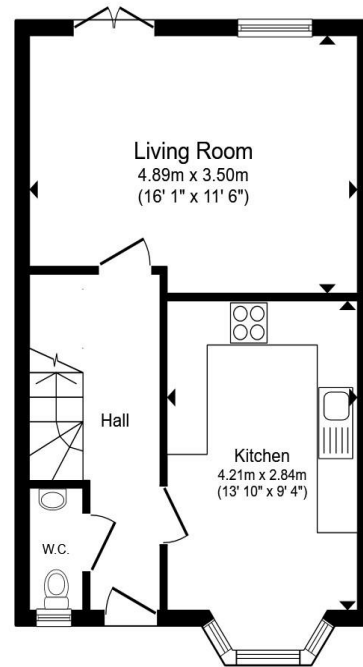
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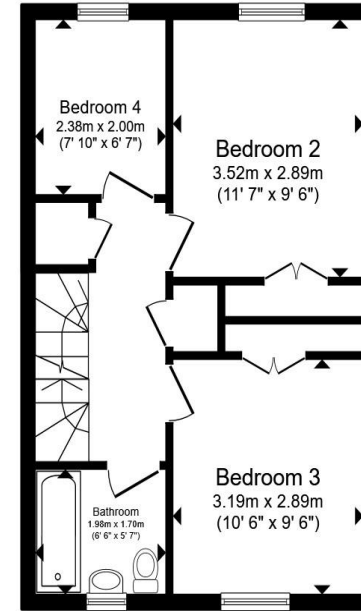
- Popular modern development
- Four bedrooms
- Ground floor cloakroom, ensuite and family bathroom
- Spacious lounge
- Refitted kitchen/diner

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

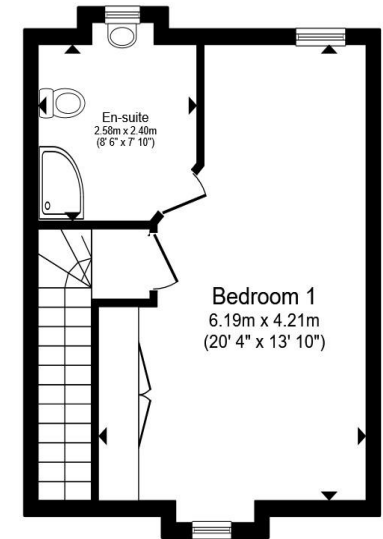
£325,000



Ground Floor



First Floor



Second Floor

Total floor area 107.9 m² (1,162 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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Property Ref:
SUD111655 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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