



Brundon Lane, Sudbury CO10 7HN



welcome to

Brundon Lane, Sudbury

GARAGE & PARKING Spacious and well presented three bedroom semi detached in a non-estate position within a popular part of Sudbury. The property offers two reception rooms and is enhanced with a private rear garden, garage and parking.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

Lounge

16' 5" x 11' (5.00m x 3.35m)

Double glazed window to front aspect. Fireplace housing gas fire. Radiator. Door leading to:-

Dining Room

10' 7" x 10' 6" (3.23m x 3.20m)

Double glazed french doors to rear aspect. Radiator. Door leading to:-

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to rear aspect. Double glazed door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances.

Landing

Access to loft. Cupboard housing central heating boiler.

Bedroom One

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to rear aspect. Built in wardrobe, radiator.

Bedroom Two

11' 9" + recess x 10' 2" (3.58m + recess x 3.10m)

Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Three

9' 11" x 7' 8" (3.02m x 2.34m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

Front Garden

The front garden is predominantly laid to lawn with a pathway leading to the front door.

Rear Garden

The rear garden commences with a patio seating area, and the remainder is laid to shingle and lawn. Side access. Door leading to garage.

Garage

8' 4" x 8' 4" (2.54m x 2.54m)

Up and over door. Power and light connected. Parking in front. Garage and driveway access from Bulmer Road.



view this property online williamhbrown.co.uk/Property/SUD111084



welcome to

Brundon Lane, Sudbury

- Three bedrooms
- Semi-detached
- Garage
- Parking
- Two reception rooms

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

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111084



Property Ref:
SUD111084 - 0005

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