



Springfield Road, Sudbury CO10 1PH

welcome to

Springfield Road, Sudbury

NO ONWARD CHAIN Set in a prominent position within a highly regarded location is this impressive detached home, offering spacious and flexible accommodation throughout, and further enhanced with a private garden, ample parking and double garage



Entrance Hall

Door to front. Two double glazed windows to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

Dining Room

Double glazed patio doors leading to conservatory. Radiator. Door leading to kitchen and double doors leading to:-

Lounge

Double glazed windows to front and rear aspects. Open fireplace. Two radiators.

Kitchen

Double glazed window to rear 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. Water softener. Integral double oven with inset five ring gas hob and extractor over. Large pantry. Radiator. Door leading to:-

Utility Room

Double glazed window to front aspect. Stainless steel sink and drainer unit with mixer tap. Central heating boiler. Radiator. Door to side and door leading to:-

Cloakroom

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

Conservatory

Double glazed windows to three aspects. Double glazed door leading to garden.

Galleried Landing

Double glazed window to front aspect. Double glazed door leading to balcony. Storage cupboard, airing cupboard, access to loft.

Bedroom One

Two double glazed windows to rear aspect. Fitted wardrobes, radiator. Door leading to:-

Ensuite

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin, bidet and shower cubicle. Storage cupboard, heated towel rail.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin, bath with mixer tap and bidet. Heated towel rail, radiator.

Front Garden

A large block paved driveway leads to the double garage.

Rear Garden

The rear garden commences with a patio seating area. Steps lead to the remainder of the garden which has a number of beds, mature shrubs and seating areas. The covered side garden has a door to the garage and a gate leading to the private patio area with a further gate to the front of the property. Brick built garden shed at end of garage with power and light connected.

Double Garage

Electric up and over doors. Power and light connected. Double glazed window to side aspect.

Agent's Note

The vendor has advised that there is an internal vacuum system within the property.



view this property online williamhbrown.co.uk/Property/SUD111208



welcome to Springfield Road, Sudbury

- No onward chain
- Three bedrooms
- Double garage
- Conservatory
- Family bathroom, en-suite and ground floor cloakroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111208



Property Ref:
SUD111208 - 0003

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