



**Humphry Road, Sudbury CO10 1UD**



**welcome to**

## **Humphry Road, Sudbury**

Guide Price £230,000 to £240,000. Situated within easy reach of the town centre is this extended well-presented two bedroom home, offering spacious and flexible accommodation, including a large lounge, stunning kitchen & additional ground floor reception room.



**Entrance Porch**

Covered porchway.

**Entrance Hall**

Door to front aspect. Stairs rising to first floor.  
Radiator.

**Lounge / Diner**

22' 1" x 12' max ( 6.73m x 3.66m max )  
Double glazed patio doors leading to garden. Two radiators. Door leading to:-

**Kitchen**

14' 11" x 7' 6" max ( 4.55m x 2.29m max )  
Two double glazed windows to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl set into wooden worktop. Space for appliances. Central heating boiler, radiator.

**Study**

6' x 6' 5" ( 1.83m x 1.96m )  
Radiator. Opening onto:-

**Snug**

9' 1" x 6' 11" ( 2.77m x 2.11m )  
Double glazed patio doors leading to garden.  
Radiator.

**Landing**

Double glazed window to rear aspect. Access to loft.

**Bedroom One**

13' x 11' 6" ( 3.96m x 3.51m )  
Double glazed window to front aspect. Feature fireplace. Radiator.

**Bedroom Two**

12' 1" x 6' 7" ( 3.68m x 2.01m )  
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 shower over. Heated towel rail. Overstairs cupboard.

**Front Garden**

The front of the property is mainly laid to block paving and a pathway leads to the front door.

**Rear Garden**

The rear garden commences with a patio seating terrace with an area ready for lawn. Shed to remain. Rear gate access.



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## Humphry Road, Sudbury

- Two double bedrooms
- Easy access to Sudbury town centre
- Additional ground floor reception room
- Large lounge/diner
- Private rear garden and block paved frontage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110775 - 0005

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